



MEMORANDUM

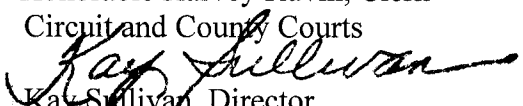
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
Miami-Dade County, Florida
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

Agenda Item No. 14 (B) 2

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. DATE: September 9, 2004
and Members, Board of County Commissioners

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Proposed Boundary Change
to the City of Doral


Kay Sullivan, Director
Clerk of the Board Division

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition requesting a boundary change to the City of Doral. (See Exhibit A in the application for the legal description).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachment
KMS/kk



Annexation Report

July 22, 2004 Edition

Submitted by:
Yocelyn Galiano Gomez, City Manager
City of Doral
8300 N.W. 53 Street
Doral, Florida 33178

Prepared by:
Alex A. David, Vice President
Bell David Planning Group, Inc.
1019 N.E. 104 Street
Miami Shores, Florida 33138

Subconsultants:
Alexander Strategic Positioning Corp.
Andrew Dickman, AICP, Attorney at Law
Renaissance Planning Group
Weiss, Serota and Helfman, P.A.

CLERK OF THE BOARD
2004 JUL 23 AM 9:49
CLERK, BOARD OF COUNTY COMPTIS
DADE COUNTY, FLA.
#1

Pursuant to Resolution No. 04-63, the City of Doral duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

Mayor Juan Carlos Bermudez
Vice Mayor Peter Cabrera
Councilmember Michael DiPietro
Councilmember Sandra Ruiz
Councilmember Robert Van Name

City Manager Yocelyn Galiano Gomez
City Attorney for Annexation Gilberto Pastoriza
Weiss Serota Helfman Pastoriza Guedes Cole & Boniske, P.A

| Table of Contents | Page |
|--|------|
| 1. Executive Summary | 1 |
| 2. Location Aerial | 3 |
| 3. Resolution | 4 |
| 4. Public Hearing Notice | 11 |
| 5. Maps and Legal Description | 16 |
| 6. Certificate of County Supervisor of Registration | 31 |
| 7. Statement of Reason for Boundary Changes | 33 |
| 8. Notification of Adjacent Municipalities | 34 |
| 9. Land Use Plan and Zoning | 35 |
| 10. List of Services to be Provided | 60 |
| a. Police | |
| b. Fire Protection | |
| c. Water Supply and Distribution | |
| d. Facilities for Collection and Treatment of Sewage | |
| e. Garbage and Refuse Collection and Disposal | |
| f. Street Lighting | |
| g. Street Construction and Maintenance | |
| h. Park and Recreation Facilities and Services | |
| i. Building Inspection | |
| j. Zoning Administration | |
| k. Local Planning Services | |
| l. Special Services Not Listed Above | |
| m. General Government | |

| | | |
|-----|---|----|
| 11. | Timetable for Supplying Services | 64 |
| a. | Police | |
| b. | Fire Protection | |
| c. | Water Supply and Distribution | |
| d. | Facilities for Collection and Treatment of Sewage | |
| e. | Garbage and Refuse Collection and Disposal | |
| f. | Street Lighting | |
| g. | Street Construction and Maintenance | |
| h. | Park and Recreation Facilities and Services | |
| i. | Building Inspection | |
| j. | Zoning Administration | |
| k. | Local Planning Services | |
| l. | Special Services Not Listed Above | |
| m. | General Government | |
| 12. | Financing of Services | 66 |
| a. | Police | |
| b. | Fire Protection | |
| c. | Water Supply and Distribution | |
| d. | Facilities for Collection and Treatment of Sewage | |
| e. | Garbage and Refuse Collection and Disposal | |
| f. | Street Lighting | |
| g. | Street Construction and Maintenance | |
| h. | Park and Recreation Facilities and Services | |
| i. | Building Inspection | |
| j. | Zoning Administration | |
| k. | Local Planning Services | |
| l. | Special Services Not Listed Above | |
| m. | General Government | |
| 13. | Tax Load on Annexation Area | 68 |
| 14. | Certificate of Director of Planning & Zoning | 69 |
| 15. | Petition with Clerk of County Commission | 71 |

Attachment "A"

RESOLUTION NO. 04-63

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE CITY OF DORAL ANNEXATION REPORT; AUTHORIZING THE CITY MANAGER TO SPEND UP TO \$20,000.00 FOR MIAMI-DADE COUNTY FEES ASSOCIATED WITH THE ANNEXATION PETITION; AUTHORIZING TRANSMITTAL ; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 10, 2004, the City Council adopted Resolution 04-16, authorizing the submittal of a request for proposed boundary changes to the Board of County Commissioners; and

WHEREAS, in continuation of the process necessary to advance Doral's annexation application, an annexation report must be prepared; and

WHEREAS, the Annexation Report attached to this Resolution has been prepared.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. The Annexation Report is hereby approved.

Section 2. The City Manager is hereby authorized to spend up to \$20,000.00 for Miami-Dade County Fees in connection with the Annexation Petition.

Section 3. The City Manager is hereby authorized to transmit the Annexation Report to Miami-Dade County and any other applicable agencies.

Section 4. This resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Councilman DiPietro, who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

| | |
|-----------------------------|-----|
| Mayor Juan Carlos Bermudez | yes |
| Vice Mayor Peter Cabrera | yes |
| Councilman Michael DiPietro | yes |
| Councilwoman Sandra Ruiz | yes |
| Councilman Robert Van Name | yes |

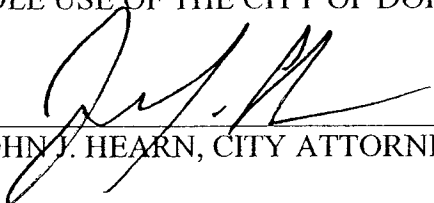
PASSED and ADOPTED this 14th day of July, 2004.


JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:


SHEILA PAUL, CMC, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE CITY OF DORAL:


JOHN J. HEARN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Sheila Paul
Of the City of Doral, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

this 22nd day of July AD2004
B: Sheila Paul

Executive Summary

The City of Doral (City), is applying to annex approximately **6.0 square miles** both northeast and east of the current municipal boundaries (See Location Aerial).

The Annexation Area is generally described as: NW 58th Street to NW 90th Street between NW 97th and NW 87th Avenues; NW 58th Street to NW 74th Street between NW 87th Avenue and the Palmetto; NW 74th Street to the Dolphin Expressway between the eastern right-of-way of the Palmetto Expressway and the western right-of-way line (and its curvilinear extension) of the Florida East Coast Railway.

Portions of the areas now being requested were part of the original incorporation request but were withdrawn. If approved, the newly annexed areas will increase the overall area of the current city by over one-third.

This application will differ from other competing annexation requests due to the fact that the City is just over one year old - having incorporated on June 24, 2003. With this being the case, Miami-Dade County (County) still provides the vast majority of services as stipulated in various interlocal agreements and will continue to do so for the proposed Annexation Area. More significantly the City has the same millage rate as the Annexation Area. Therefore, there will be no increase in property taxes for those property owners in the Annexation Area.

The City is dissimilar from others municipalities that have incorporated in Miami-Dade County over the last 10 years due to the unprecedented mix of residential, commercial and industrial uses within the existing boundaries – a benefit to property owners within the annexation area. The City also includes a world class hotel and golf course and is considered an international hub for commerce. Because of the mix of uses and large tax base the City of Doral is considered a donor area.

Pertaining to population, the latest official population figures (Census 2000) showed that 24,431 persons resided in the area which would become the City of Doral. Since that time the City has welcomed hundreds of new residents. The addition of the Annexation Area would increase the resident population of the City by less than 30 persons.

With its current successes the City wishes to expand so that the following goals may also benefit the Annexation Area:

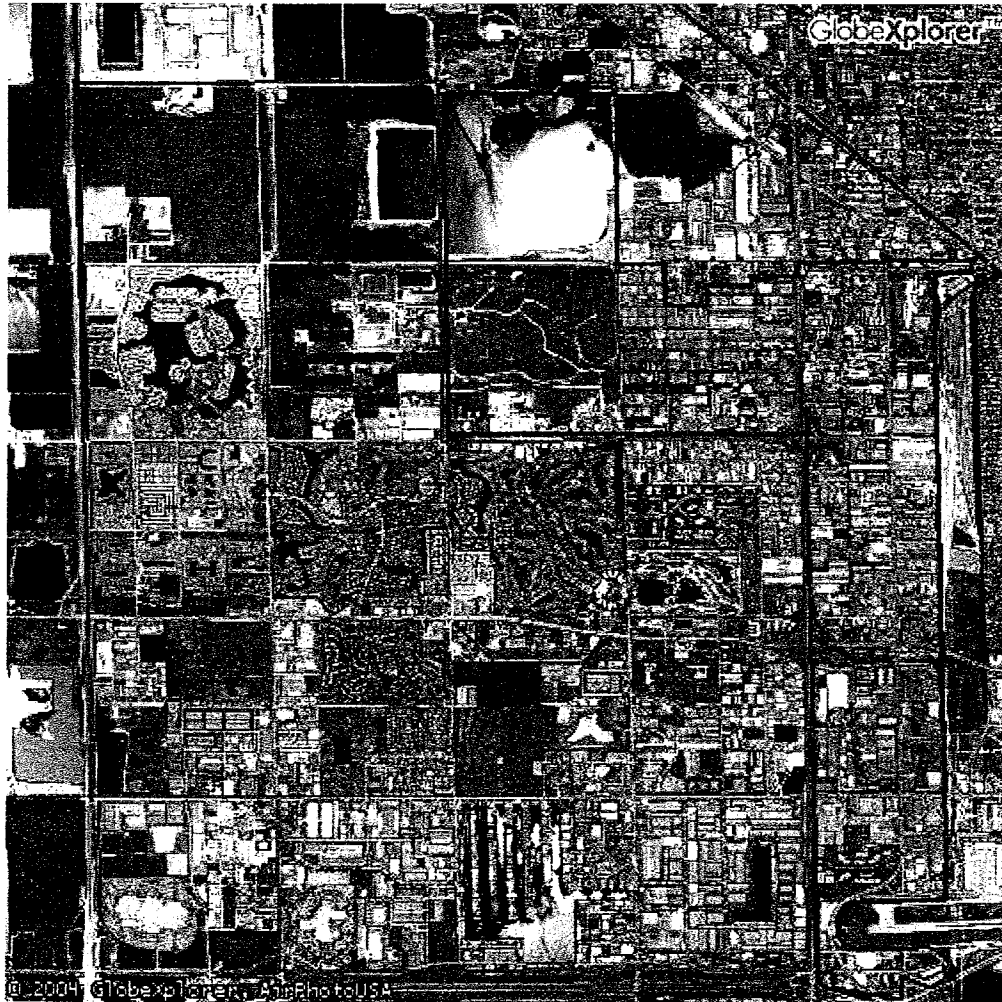
- Improving services and infrastructure;
- Having a local government that is aware of and concerned with the business community's development and the quality of life for local residents and businesses;

- Instilling pride and participation;
- Improving the process of development regulation; and
- Providing for a local government that is accountable for how taxes are spent and is willing to participate with all other Miami-Dade municipalities, old and new, in providing financial assistance to some of the less fortunate areas of the County.

In summary, the Annexation Area will further provide for the fiscal strength of the City by increasing its tax base and allow for significant job creation opportunities. Through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

Location Aerial

Aerial Photo of the City of Doral Existing Municipal Boundaries and Proposed Annexation Area



Blue denotes existing municipal boundaries

Red denotes proposed annexation area

Resolution

City of Doral

ian Carlos Bermúdez
Mayor

ete Cabrera
ice Mayor

indra M. Ruiz
ouncil Member

ichael "Mike" DiPietro
ouncil Member

obert Van Name
ouncil Member

... Rasco
erim City Manager

CERTIFICATION OF AUTHENTICITY RESOLUTION NO. 04-16

I, **Sheila Paul**, duly appointed City Clerk of the City of Doral, Florida do **hereby certify** that the attached is a true and correct copy of Resolution No. 04-16 shown in the records of the City on file in the office of the City Clerk.

Witness, my hand and seal of the City of Doral, Florida this 11th day of March, in the year 2004.

Sheila Paul
Sheila Paul
City Clerk, City of Doral, Florida

(CITY SEAL)

ty Hall
55 N.W. 97th Avenue
ral, Florida 33178

5.41DORAL
(413.6725)

305.59DORAL
(593.6725)

: 305.418.9443

www.cityofdoral-fl.gov

12

✓

RESOLUTION NO. 04 16

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A"; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK, AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Council has conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the areas set forth in Exhibit "A" of this Resolution is necessary, appropriate, and in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Annexation.** The City Council hereby approves the extension and enlargement of the City's boundaries to include the area legally described in Exhibit "A", and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. **County Commission Request.** The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described in Exhibit "A" to this Resolution.

Section 4. **Authorization.** The Mayor, Manager, Clerk, and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 5. **Transmittal.** The Clerk is hereby authorized and directed to transmit three certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

Section 6. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

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The foregoing Resolution was offered by Councilmember Van Name, who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

| | |
|--------------------------------|------------|
| Mayor Juan Carlos Bermudez | <u>yes</u> |
| Vice Mayor Peter Cabrera | <u>yes</u> |
| Councilmember Michael DiPietro | <u>yes</u> |
| Councilmember Sandra Ruiz | <u>yes</u> |
| Councilmember Robert Van Name | <u>yes</u> |

PASSED and ADOPTED this 10th day of March, 2004.

JCB
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

Sheila Paul
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE CITY OF DORAL:

[Signature]
CITY ATTORNEY

15

-2-

8

SECTION 9, TOWNSHIP 53 S., RANGE 40 E.
LEGAL DESCRIPTION

LEGAL DESCRIPTION

SECTION 4, TOWNSHIP 33 SOUTH, RANGE 40 EAST, FLORIDA PRUIT LUMBER COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS REDUCED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY REFERENCE TO THE NORTH 32-60 FEET OF LOT 1, 16, 17, 18 AND ALL OF LOTS 37 AND 38, AND LOT 39, ALL LING AND BEING IN MAHA-LAUE COUNTY, FLORIDA.

SECTION 16, TOWNSHIP 63 S., RANGE 40 E.
EQU. DISCONTINUAL

POC-737

SECTION 16, TOWNSHIP 53 SOUTH RANGE 40 EAST, LINCOLN COUNTY, FLORIDA

SECTION 16, TOWNSHIP 53 S., RANGE 40 E

WILLIAM R. GILBERT

SECTION 16, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MANA-ONE COUNTY, FLORIDA, LESS AND EXCEPTING PORTION OF LOTS 1, 15, 16, 17, 18 AND 19, AS SHOWN ON THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 12, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SECTION 14. TOWNSHIP 53 S. RANGE 40 E

RETURN WITH

ITION 14, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MANA-DOCE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM PARCELS 73, 76 AND PORTIONS OF 72, 77 AND 88 OF "SUBDIVIDED PLAT OF E 1/2 OF SEC. 14 T35 R36 E4E," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

Notes

BEARINGS GIVEN HEREIN REFER TO AN ASSUMED SOUT'41°27'E, ALONG THE EAST LINE OF THE N.E.1/4 OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 40 EAST.

SECTION 28, TOWNSHIP 58 S., RANGE 40 E

70037437 11/11

LEGAL DESCRIPTION

SECTION 23, TOWNSHIP 33 SOUTH, RANGE 40 EAST, TOGETHER WITH THAT PORTION OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 40 EAST, LIES ENTIRELY OF THE WESTERLY HALF OF THE WESTERLY HALF-OF-HALF LINE OF THE MULTIPLE TRACTS, STATE ROAD NO. 260, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, HIGHWAY-65-571, MAP, RECORDED IN PLAT BOOK 72, AT PAGE 61, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS TWO SECTIONS, SECTIONS 10 AND 11, OF TOWNSHIP 33 SOUTH, RANGE 40 EAST, AND THIRTEEN (13) OF SAID SECTION 24, AS SHOWN ON PLATBOOK FIFTY-SEVEN (57), RECORDED IN PLAT BOOK 72, AT PAGE 61, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

7 OF THE ABOVE LAND AND BEING IN MIAMI-DADE COUNTY, FLORIDA

NOTES

CHANGES SHOWN HEREIN REFER TO AN ASSUMED S0144 TO 1/2, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

TOGETHER WITH

SECTION 26, TOWNSHIP 68 S., RANGE 40 E.

LEGAL DESCRIPTION:

SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST, TOGETHER WITH THAT PORTION OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 40 EAST, LYING EXTENSIVELY OF THE WESTERNLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE PALMETTO EXPRESSWAY (STATE ROAD NO. 805), AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP OF PLAT BOOK 72, AT PAGE 61, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THAT PORTION OF SAID SECTION 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

ALL OF THE ABOVE LYING AND BEING IN HALL-DADE COUNTY, FLORIDA

Scillo

CHANGES SHOWN HEREON REFER TO AN ASSUMED SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 40 EAST.

SECTION 35, TOWNSHIP 53 S., RANGE 40 E

TOGETHER WITH

WALLACE W. WEST

WEST PORTION OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN LANE COUNTY, FLORIDA, LYING EASTWIS OF THE EXTREMELY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE PALMETTO EXPRESSWAY (STATE ROAD NO. 808), AS SHOWN ON PLAT 61, OF THE PUBLIC RECORDS OF INDIAN LANE COUNTY, FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP, RECORDED IN PLAT BOOK 72, AT PAGE 61.

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SECTION 33 SOUTH, RANGE 40 EAST, TOWNSHIP 33 SOUTH, RANGE 40 EAST, FLORIDA, BEING MORE PARTICULARLY KNOWN AT THE NORTHWEST CORNER OF SAID SECTION 33, THENCE RUN SOUTH 89 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 33, FOR 30.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AS SHOWN ON THE PLAT OF "MAJOR AMORY MEADOWS, MADE IN 1844, AND AMORY MEADOWS, MADE IN 1845," BEING MORE PARTICULARLY KNOWN AS FOLLOWS:

[illegible]

BOUNDARIES OF THE FLORIDA EAST COAST AND GULF RAILWAYS, AS DEFINED IN THIS LEGAL DESCRIPTION, ARE SUBJECT TO CHANGE, FOLLOWS A TITLE SEARCH AND A SURVEY.

CHANCE SHOWN HEREIN REFER TO AN ASSUMED NORTH 25° 45' W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 40 EAST.

ALL RIGHTS RESERVED

PORTIONS OF EXCESS LOT 2, BETWEEN
TOWNSHIPS 63 S AND 64 S IN RANGE 40 E

LEGAL DESCRIPTION:

Dr. David

NW CORNER OF THE EAST 1/2 OF EXCESS LOT 2, BETWEEN TOWNSHIPS 33 AND 34 SOUTH, IN RANGE 40 EAST, BOUNDED ON THE SOUTH, BY THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 60N (85ST+WEST EXPRESSWAY) PER DWT DEED #7209-5808; BOUNDED ON THE WESTERN CORNER OF SECTION #7209-5808 AND BOUNDED ON THE EAST, BY THE WESTERLY RIGHT-OF-WAY LINE OF THE G.S.F. RAILWAY.

THESE PORTIONS OF BLOCKS 1 AND 2, "WOOD PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 48, UNDER KINNEYSHIP OF THE KINNEBLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR SAID STATE ROAD AND FIRST-WEST (EAST) AND THE PLAT OF SUMMA COMPANIE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, AT PAGE 97, BOTH OF THE PUBLIC RECORDS OF DALLAS COUNTY, FLORIDA.

Public Hearing Notice

City of Doral

Juan Carlos Bermúdez
Mayor

Pete Cabrera
Vice Mayor

Andrea M. Ruiz
Council Member

Michael "Mike" DiPietro
Council Member

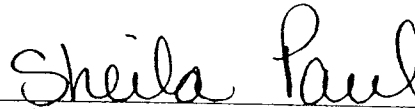
Robert Van Name
Council Member

James Rasco
Interim City Manager

CERTIFIED AFFIDAVIT PUBLIC NOTICE OF ANNEXATION

I, **Sheila Paul**, duly appointed City Clerk of the City of Doral, Florida do **hereby certify** that written notice has been sent to all property owners within 600 feet of the area proposed for annexation.

Witness, my hand and seal of the City of Doral, Florida this 2nd day of March, in the year 2004.



Sheila Paul
City Clerk, City of Doral, Florida

(CITY SEAL)

City Hall
155 N.W. 97th Avenue
Doral, Florida 33178
305.41DORAL
(413.6725)
305.59DORAL
(593.6725)
Fax: 305.418.9443
www.cityofdoral-fl.gov

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12

Any and all interested parties are invited to attend this hearing and be heard.

A copy of the annexation Resolution and a copy of the legal description and map can be obtained from the Office of the City Clerk. Due to the process of numbering ordinances consecutively, the number of the annexation Resolution will be assigned upon adoption.

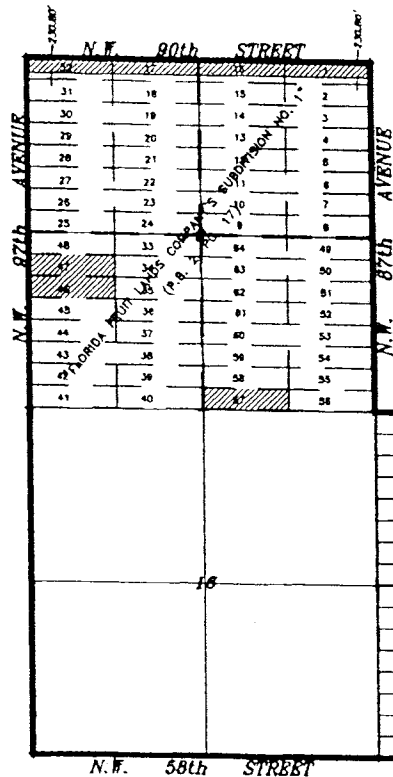
IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK FOR ASSISTANCE NO LATER THAN SEVEN (7) DAYS PRIOR TO THE PROCEEDING AT (305) 593-6725; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICES NUMBER AT (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE)

Sheila Paul
City Clerk

THOSE PORTIONS OF BLOCKS 1 AND 2, "WOOD PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 48, 1790 NORTHERLY OF THE NORTHERLY/LIMITED ACCESS FRONT-OF-WAY LINE FOR SAID STATE ROAD 838 (EAST-WEST EXPRESSWAY) AND THE PLAT OF "SUNAM CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, 1737, 1738 AND 1739, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

NORTH
SCALE 1" = 300'

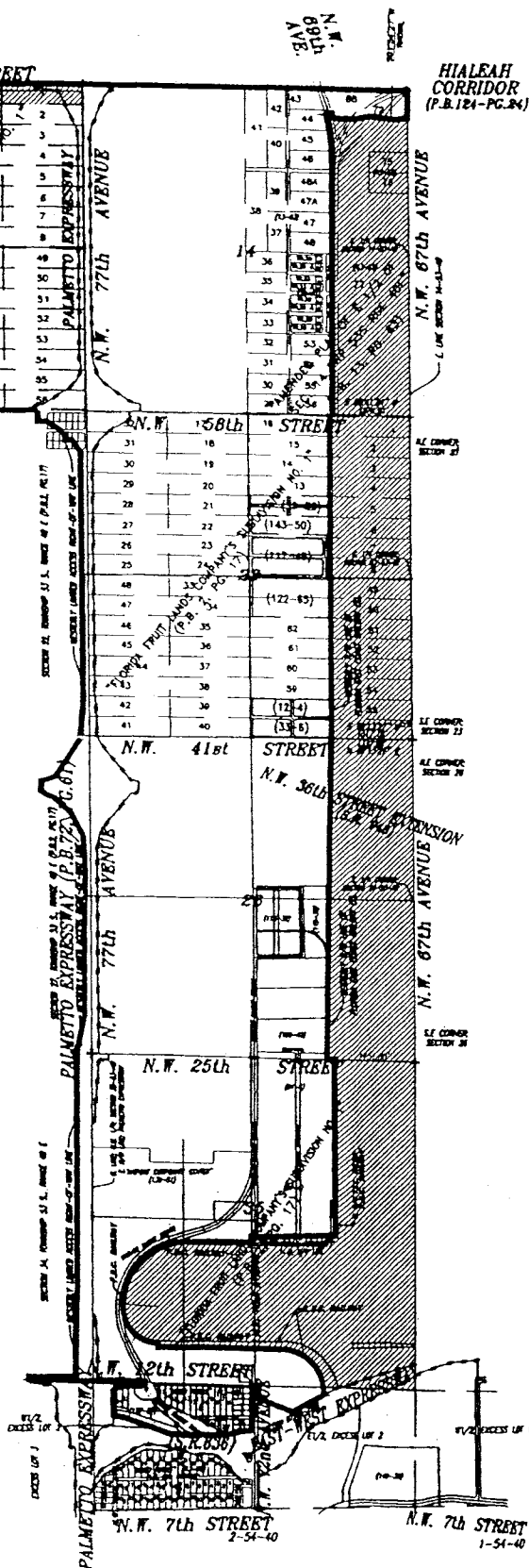


LEGEND:

CROSS-HATCHED AREAS DENOTE "LESS-OUT PARCELS"

P.B. DENOTES PLAT BOOK

PG. DENOTES PAGE



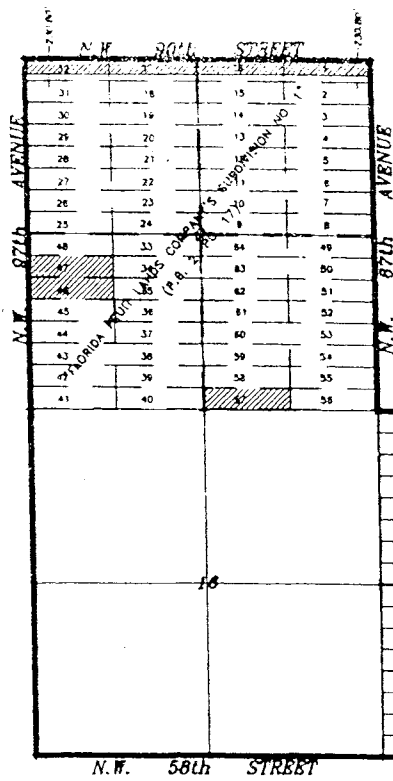
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Maps and Legal Descriptions

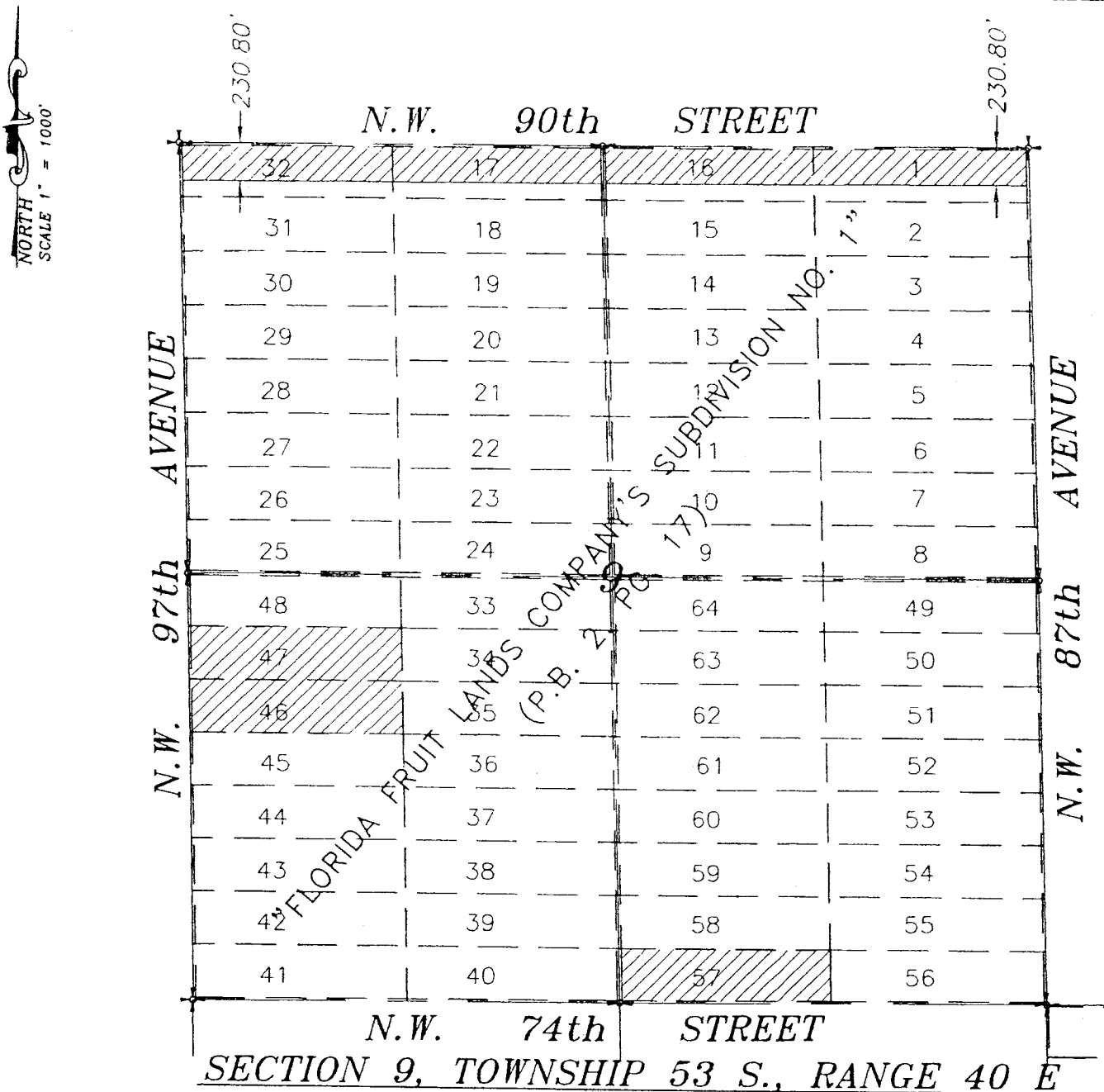
DATE: 01-19-04

NORTH
SCALE 1" = 3000'



File name: K:\355340\DORALCIT.DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SECTION 9, TOWNSHIP 53 S., RANGE 40 E

LEGAL DESCRIPTION:

SECTION 9, TOWNSHIP 53 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM, THE NORTH 230.80 FEET OF TRACTS 1, 16, 17, 32 AND ALL OF TRACTS 46, 47 AND 57. ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LEGEND:

Cross-hatched areas denote "LESS-OUT PARCELS"

P.B. denotes Plat Book

PG. denotes Page

NOTES:

Ordered by: WEISS, SEROTA, HELFMAN, PASTORIZA, GUEDES, P.A.

Sheet 2 of 14 Sheets

File name: K:\355340\DORALCIT.dwg

Schwelke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)

200 CORPORATE WAY MIRAMAR, FLORIDA 33025

TEL. NO. (954) 435-7010 FAX NO. (954) 438-3288

ORDER NO. 188719-A

DATE: 01-19-04

PREPARED UNDER MY SUPERVISION

25

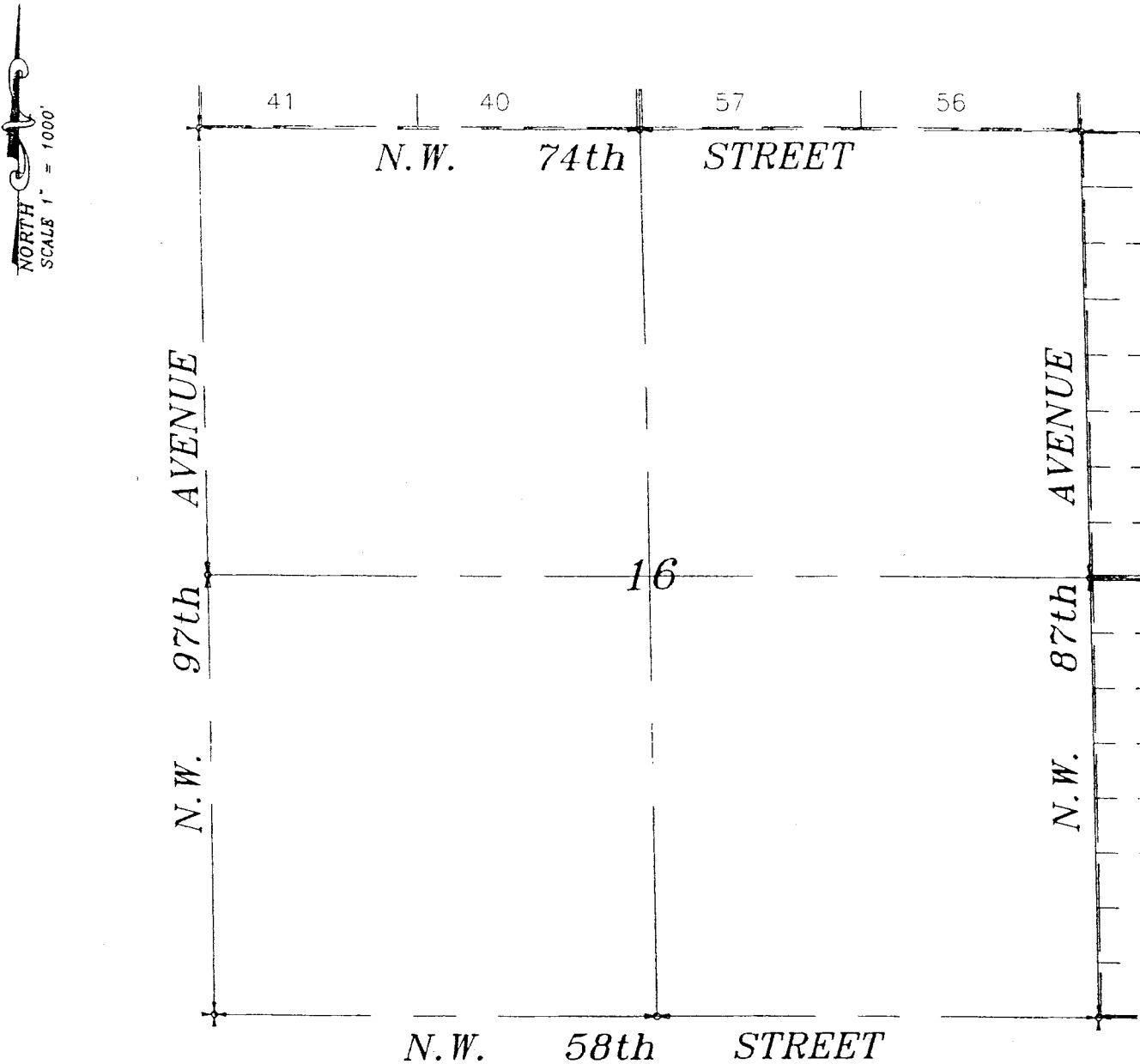
18

SEC'Y-TREAS.

THIS IS NOT A "BOUNDARY SURVEY"

ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SECTION 16, TOWNSHIP 53 S., RANGE 40 E

LEGAL DESCRIPTION:

SECTION 16, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTES:

ORDERED BY: WEISS, SEROTA, HELFMAN, PASTORIZA, GUEDES, P.A.

Sheet 3 of 14 Sheets

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1270 CORPORATE WAY MIRAMAR, FLORIDA 33025

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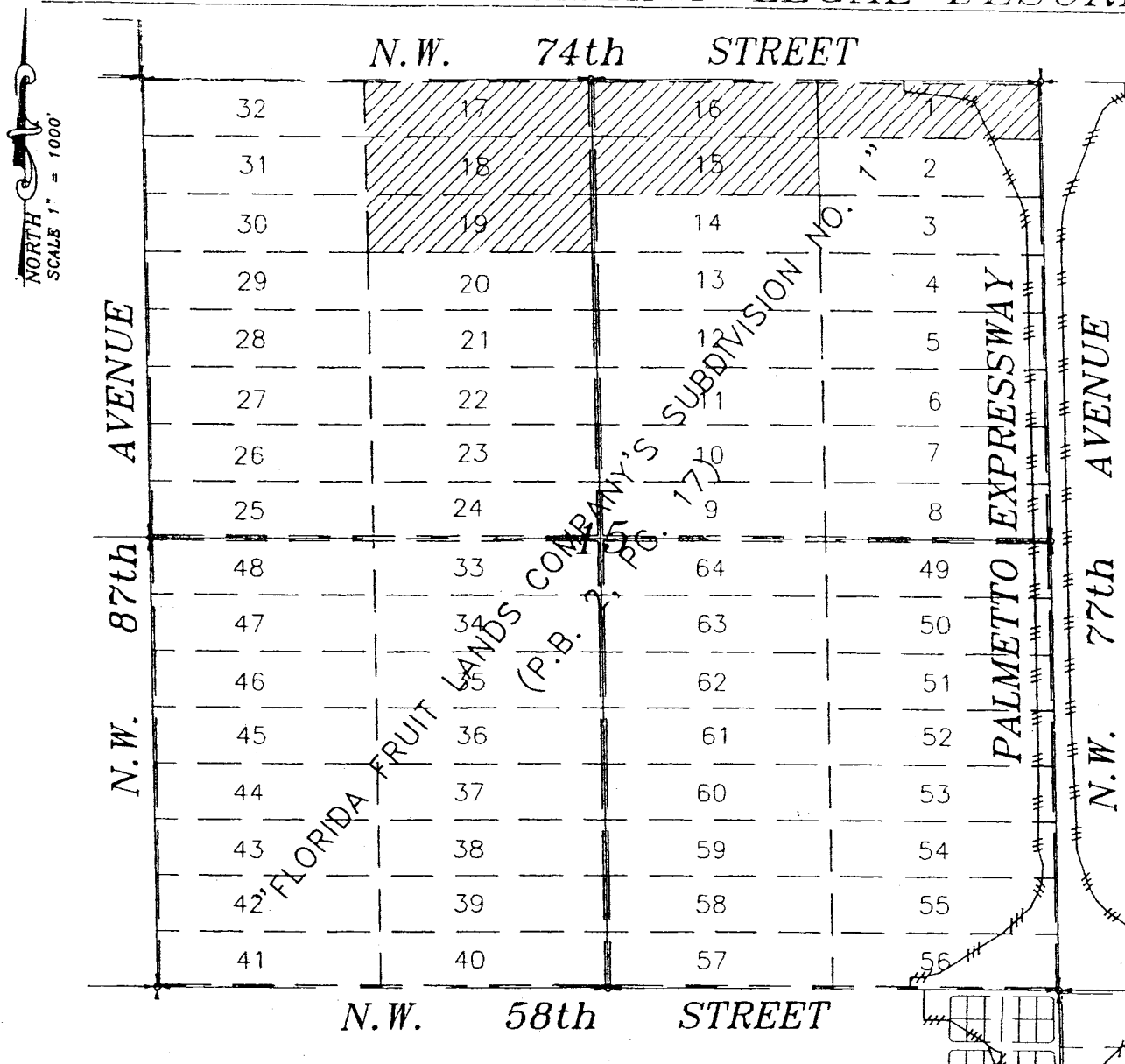
26

SEC'Y-TREAS.

THIS IS NOT A "BOUNDARY SURVEY"

ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SECTION 15, TOWNSHIP 53 S., RANGE 40 E

LEGAL DESCRIPTION:

SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM, TRACTS 1, 15, 16, 17, 18 AND 19, AS SHOWN ON THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGEND:

Cross-hatched areas denote "LESS-OUT PARCELS"
P.B. denotes Plat Book
PG. denotes Page

NOTES:

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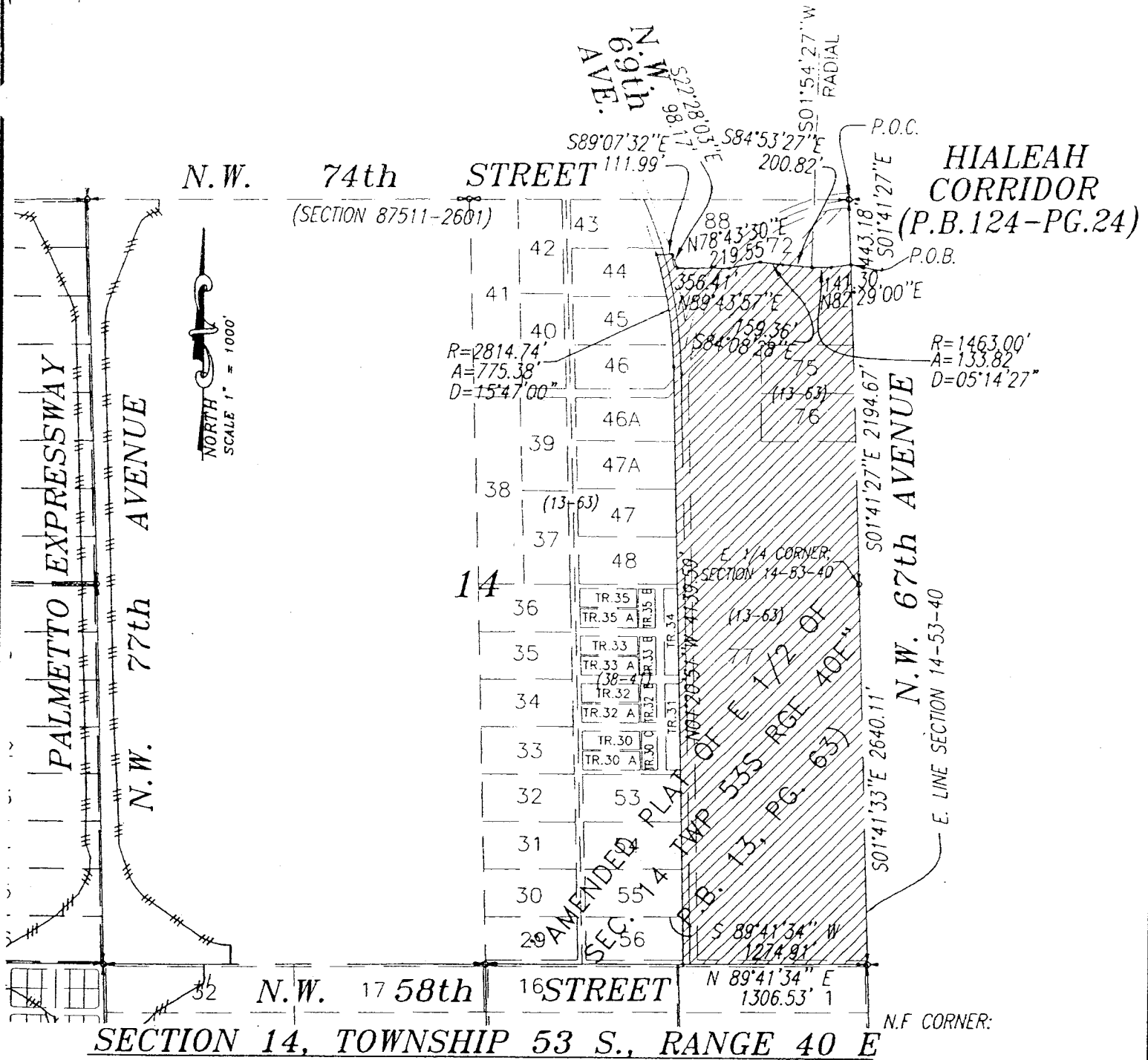
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SEC'Y-TREAS.

THIS IS NOT A "BOUNDARY SURVEY"

ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND:

Cross-hatched areas denote "LESS-OUT PARCELS"
 P.B. denotes Plat Book
 PG. denotes Page
 P.O.C. denotes Point of Commencement

P.O.B. denotes Point of Beginning
 R denotes Radius
 D denotes Delta or Central Angle
 A denotes Arc Distance

Sheet 5 of 14 Sheets

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ORDER NO. 188719-D

DATE: 01-19-04

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THIS IS NOT A "BOUNDARY SURVEY"

ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SEC'Y-TREAS.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM TRACTS 75, 76 AND PORTIONS OF 72, 77 AND 88 OF "AMENDED PLAT OF E 1/2 OF SEC. 14 TWP 53S RGE 40E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGE 63, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE RUN SOUTH 01 DEGREES 41 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14, FOR 443.18 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 01 DEGREES 41 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR 2194.67 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 14; THENCE SOUTH 01 DEGREES 41 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR 2640.11 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR 1274.91 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 51 SECONDS WEST, FOR 4139.59 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2814.74 FEET AND A CENTRAL ANGLE OF 15 DEGREES 47 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 775.38 FEET, TO A POINT ON SAID CURVE (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, AS SHOWN ON SAID PLAT OF "AMENDED PLAT OF E 1/2 OF SEC. 14 TWP 53S RGE 40E"); THENCE SOUTH 89 DEGREES 07 MINUTES 32 SECONDS EAST, NON-TANGENT TO THE LAST DESCRIBED CURVE AND ALONG PORTION OF THE SOUTH RIGHT-OF-WAY LINE OF "HIALEAH CORRIDOR", AS SHOWN ON THAT CERTAIN RIGHT-OF-WAY MAP, RECORDED IN PLAT BOOK 124, AT PAGE 24, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, FOR 111.99 FEET; THENCE SOUTH 22 DEGREES 28 MINUTES 03 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE FOR N.W. 69th AVENUE, FOR 98.17 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 57 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE N.W. 74th STREET CONNECTOR, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87511-2601, FOR 356.41 FEET; THENCE NORTH 78 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 219.55 FEET; THENCE SOUTH 84 DEGREES 08 MINUTES 28 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID "HIALEAH CORRIDOR", FOR 159.36 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 27 SECONDS EAST, FOR 200.82 FEET, TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 01 DEGREES 54 MINUTES 27 SECONDS WEST, FROM THE RADIUS POINT OF SAID CURVE; THENCE EASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1463.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 14 MINUTES 27 SECONDS, FOR AN ARC DISTANCE OF 133.82 FEET, TO A POINT OF TANGENCY; THENCE NORTH 82 DEGREES 29 MINUTES 00 SECONDS EAST, FOR 141.30 FEET, TO THE POINT OF BEGINNING (LAST MENTIONED FOUR COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID "HIALEAH CORRIDOR").

NOTES:

ORDERED BY: WEISS, SEROTA, HELFMAN, PASTORIZA, GUEDES, P.A.

BEARINGS SHOWN HEREON REFER TO AN ASSUMED S01°41'27"E, ALONG THE EAST LINE OF THE N.E.1/4 OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

Sheet 6 of 14 Sheets

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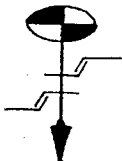
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SEC'Y-TREAS.

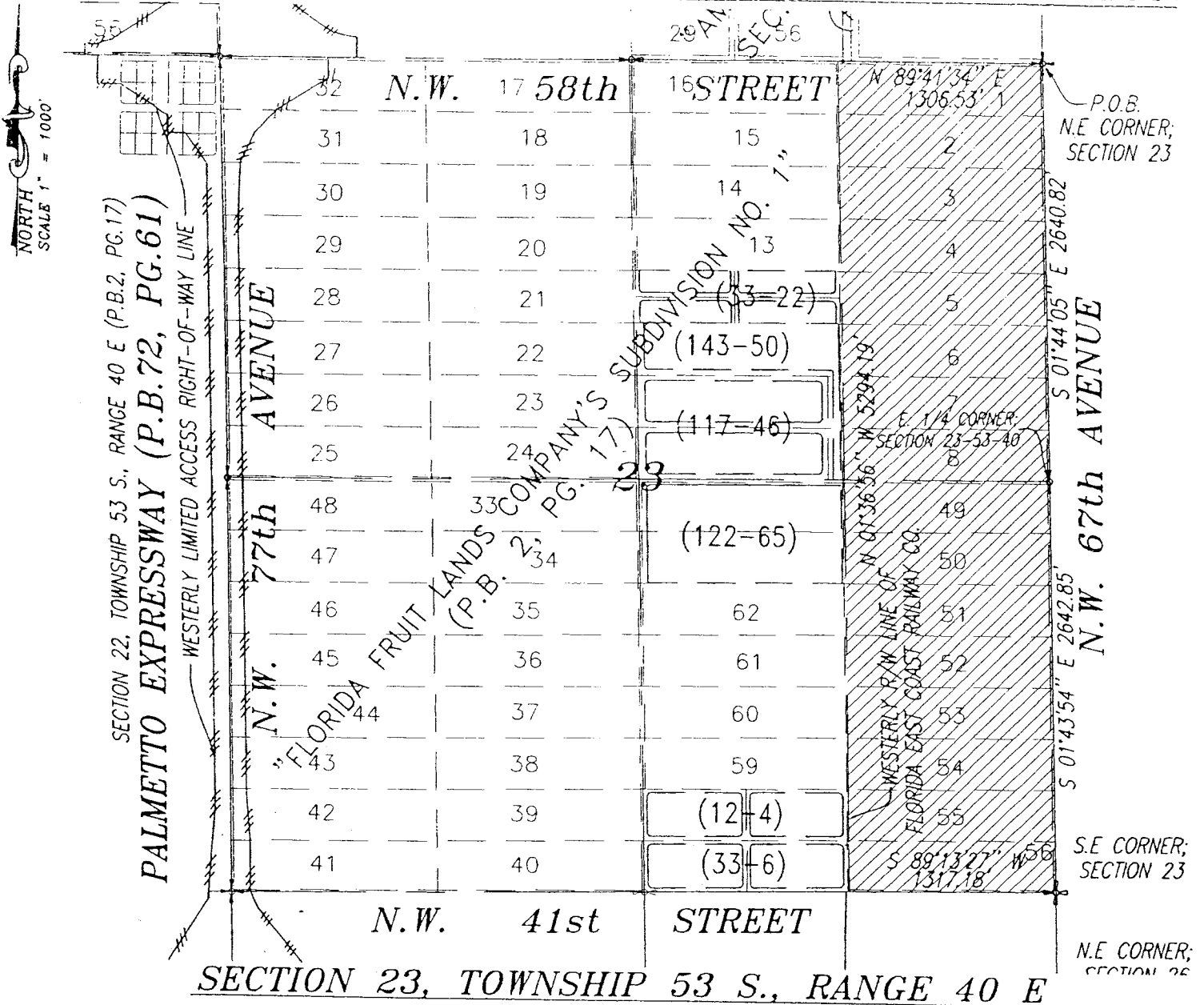
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ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)



29 22

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND:

Cross-hatched areas denote "LESS-OUT PARCELS"

P.B. denotes Plot Book

PG. denotes Page

Sheet 7 of 14 Sheets

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40 CORPORATE WAY MIRAMAR, FLORIDA 33025

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DATE: 01-19-04

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ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SEC'Y-TREAS.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST, TOGETHER WITH THAT PORTION OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING EASTERLY OF THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE PALMETTO EXPRESSWAY (STATE ROAD NO. 826), AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP, RECORDED IN PLAT BOOK 72, AT PAGE 61, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM, PORTIONS OF TRACTS 1 THROUGH 8 AND 49 THROUGH 56, OF SAID SECTION 23, AS SHOWN ON "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 01 DEGREES 44 MINUTES 05 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 2640.82 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 01 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR 2642.85 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR 1317.18 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, AS SHOWN ON THAT CERTAIN RIGHT-OF-WAY AND TRACK MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY CO., FLAGLER SYSTEM, MIAMI BELT LINE, (LAST CORRECTED AND REDRAWN, NOVEMBER 15, 1971); THENCE NORTH 01 DEGREES 36 MINUTES 56 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, FOR 5294.14 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1306.53 FEET, TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

NOTES:

ORDERED BY: WEISS, SEROTA, HELFMAN, PASTORIZA, GUEDES, P.A.

BEARINGS SHOWN HEREON REFER TO AN ASSUMED S01°44'05"E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

Sheet 8 of 14 Sheets

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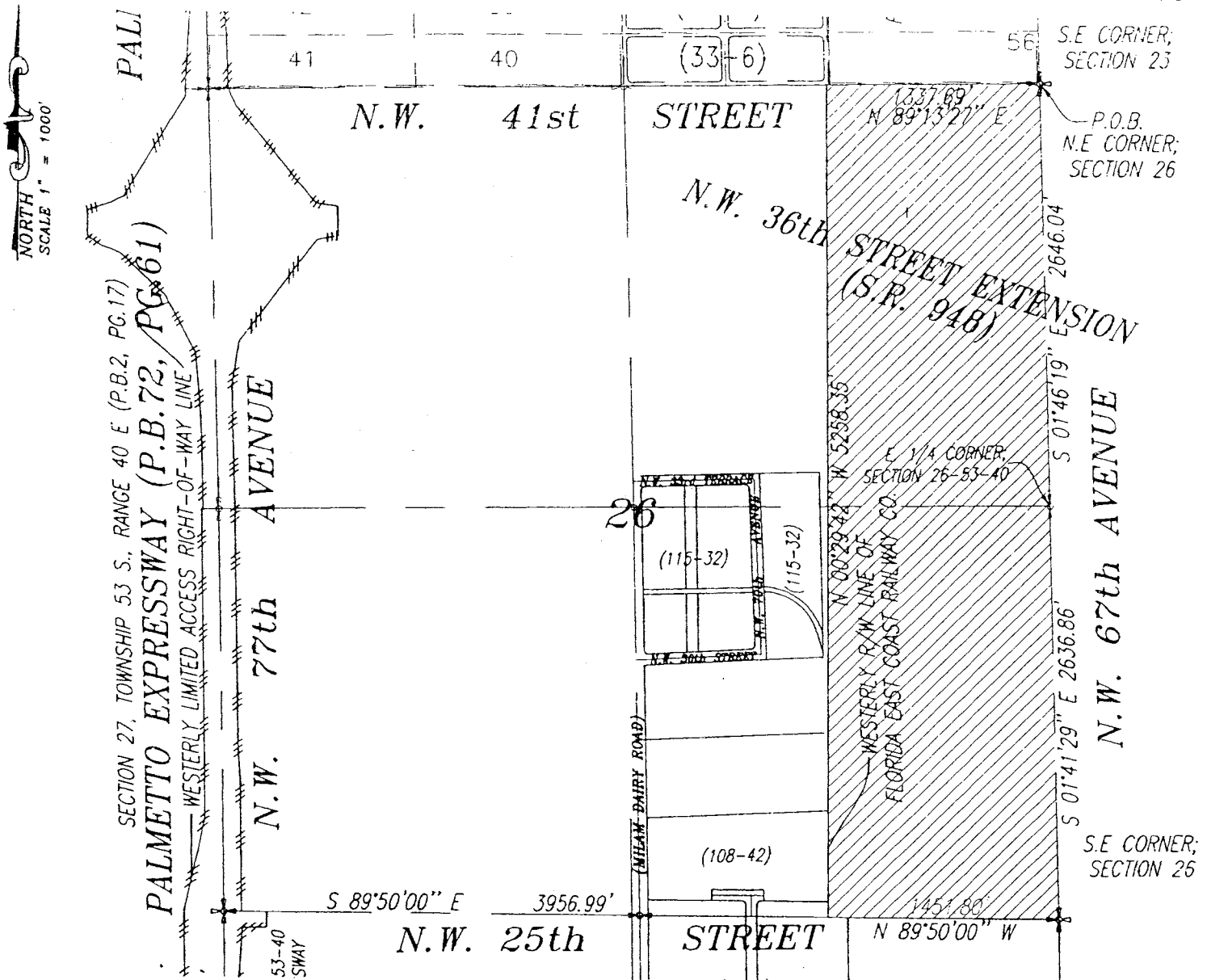
24

SEC'Y-TREAS.

THIS IS NOT A "BOUNDARY SURVEY"

ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SECTION 26, TOWNSHIP 53 S., RANGE 40 E

LEGEND:

Cross-hatched areas denote "LESS-OUT PARCELS"

P.B. denotes Plat Book

PG. denotes Page

P.O.C. denotes Point of Commencement

P.O.B. denotes Point of Beginning

R denotes Radius

D denotes Delta or Central Angle

A denotes Arc Distance

Sheet 9 of 14 Sheets

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ORDER NO. 188719-F

DATE: 01-19-04

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ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SEC'Y-TREAS.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST, TOGETHER WITH THAT PORTION OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING EASTERLY OF THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE PALMETTO EXPRESSWAY (STATE ROAD NO. 826), AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 72, AT PAGE 61, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM, PORTIONS OF SAID SECTION 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE RUN SOUTH 01 DEGREES 46 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, FOR 2646.04 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 41 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, FOR 2636.86 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, FOR 1451.80 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, AS SHOWN ON THAT CERTAIN RIGHT-OF-WAY AND TRACK MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY CO., FLAGLER SYSTEM, MIAMI BELT LINE, (LAST CORRECTED AND REDRAWN, NOVEMBER 15, 1971); THENCE NORTH 00 DEGREES 29 MINUTES 42 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY, FOR 5258.35 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, FOR 1337.69 FEET, TO THE POINT OF BEGINNING.

ALL OF THE ABOVE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

NOTES:

ORDERED BY: WEISS, SEROTA, HELFMAN, PASTORIZA, GUEDES, P.A.

BEARINGS SHOWN HEREON REFER TO AN ASSUMED S01°46'19"E, ALONG THE EAST LINE OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

Sheet 10 of 14 Sheets

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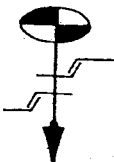
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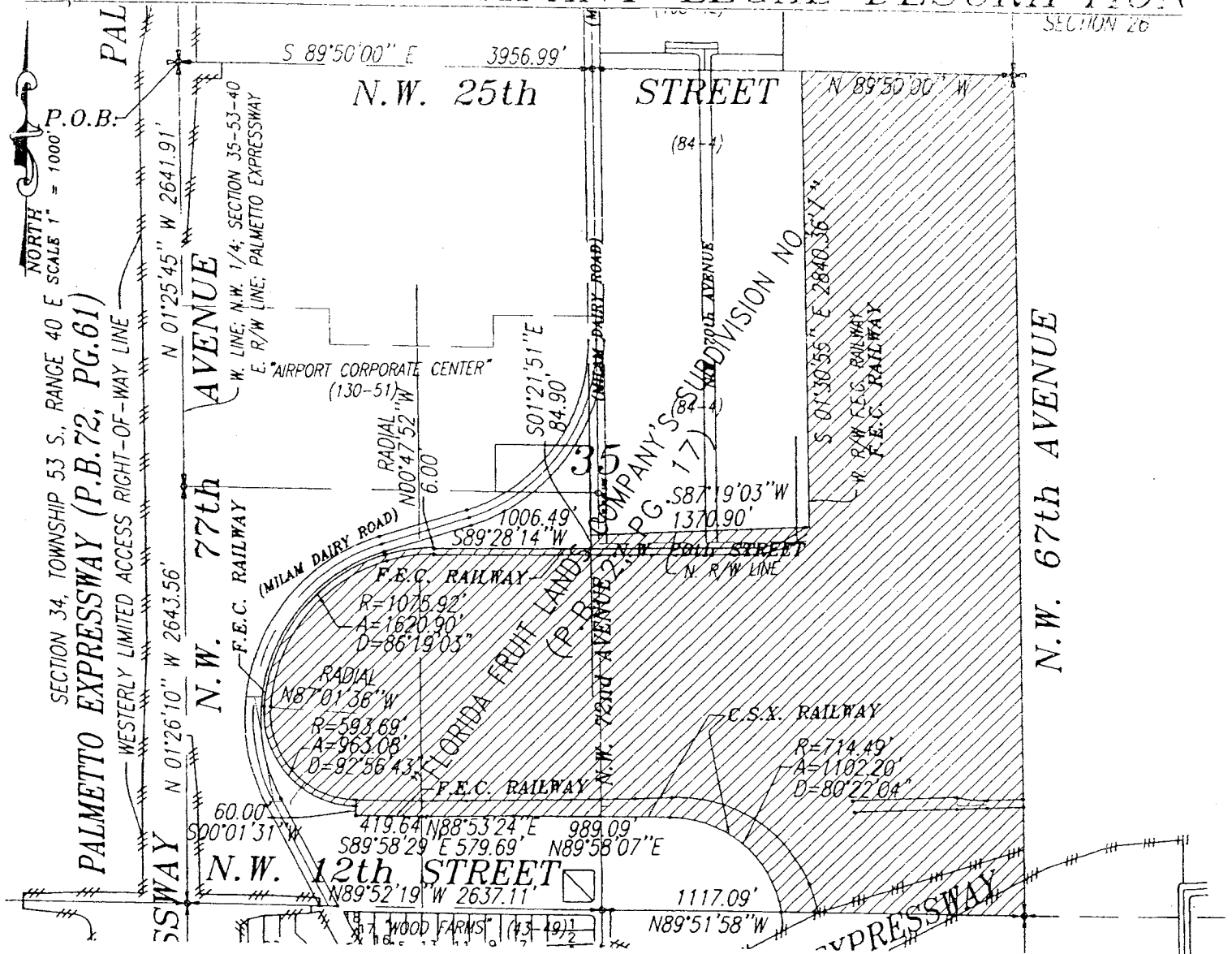
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ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)



SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SECTION 35, TOWNSHIP 53 S., RANGE 40 E

LEGEND:

Cross-hatched areas denote "LESS-OUT PARCELS"
 P.B. denotes Plat Book
 PG. denotes Page
 P.O.C. denotes Point of Commencement

P.O.B. denotes Point of Beginning
 R denotes Radius
 D denotes Delta or Central Angle
 A denotes Arc Distance

Sheet 11 of 14 Sheets

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ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SEC'Y-TREAS.

34 - 27

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING EASTERLY OF THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE PALMETTO EXPRESSWAY (STATE ROAD NO. 826), AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP, RECORDED IN PLAT BOOK 72, AT PAGE 61, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA,

AND:

PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE RUN SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 35, FOR 3956.99 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, AS SHOWN ON THE PLAT OF "MIAMI AIRPORT INDUSTRIAL PARK, MILAM DAIRY-25th STREET SECTOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, AT PAGE 4, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 30 MINUTES 55 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, FOR 2840.36 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF N.W. 16th STREET, AS SHOWN ON SAID PLAT OF "MIAMI AIRPORT INDUSTRIAL PARK, MILAM DAIRY-25th STREET SECTOR"; THENCE SOUTH 87 DEGREES 19 MINUTES 03 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF N.W. 16th STREET, FOR 1370.90 FEET, TO THE WEST RIGHT-OF-WAY LINE OF N.W. 72nd AVENUE (MILAM DAIRY ROAD), THENCE SOUTH 01 DEGREES 21 MINUTES 51 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR N.W. 72nd AVENUE (MILAM DAIRY ROAD), FOR 84.90 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 89 DEGREES 28 MINUTES 14 SECONDS WEST, FOR 1006.49 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 52 SECONDS WEST, RADIAL TO THE NEXT DESCRIBED CURVE, FOR 6.00 FEET; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1075.92 FEET AND A CENTRAL ANGLE OF 86 DEGREES 19 MINUTES 03 SECONDS, FOR AN ARC DISTANCE OF 1620.90 FEET, TO A POINT ON A CURVE, SAID POINT BEARS N87 DEGREES 01 MINUTES 36 SECONDS WEST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 593.69 FEET AND A CENTRAL ANGLE OF 92 DEGREES 56 MINUTES 42 SECONDS, FOR AN ARC DISTANCE OF 963.08 FEET, TO A POINT ON SAID CURVE; THENCE SOUTH 00 DEGREES 01 MINUTES 31 SECONDS WEST, RADIAL TO THE LAST DESCRIBED CURVE, FOR 60.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR 419.64 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 24 SECONDS EAST, FOR 579.69 FEET, (LAST MENTIONED SEVEN COURSES BEING COINCIDENT WITH THE NORTHERLY, WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY); THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS EAST, FOR 989.09 FEET, TO A POINT OF CURVATURE; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 714.49 FEET AND A CENTRAL ANGLE OF 80 DEGREES 22 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 1102.20 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINE OF THE CSX RAILWAY); THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, FOR 1117.09 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, FOR 2637.11 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, FOR 2643.56 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR 2641.91 FEET, TO THE POINT OF BEGINNING.

NOTES:

ORDERED BY: WEISS, SEROTA, HELFMAN, PASTORIZA, GUEDES, P.A.

THE BOUNDARIES OF THE FLORIDA EAST COAST AND C.S.X. RAILWAYS, AS DEFINED IN THIS LEGAL DESCRIPTION, ARE SUBJECT TO CHANGE, PENDING A TITLE SEARCH AND A SURVEY.

BEARINGS SHOWN HEREON REFER TO AN ASSUMED N01°25'45"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

Sheet 12 of 14 Sheets

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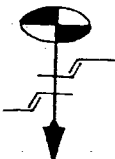
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SEC'Y-TREAS.

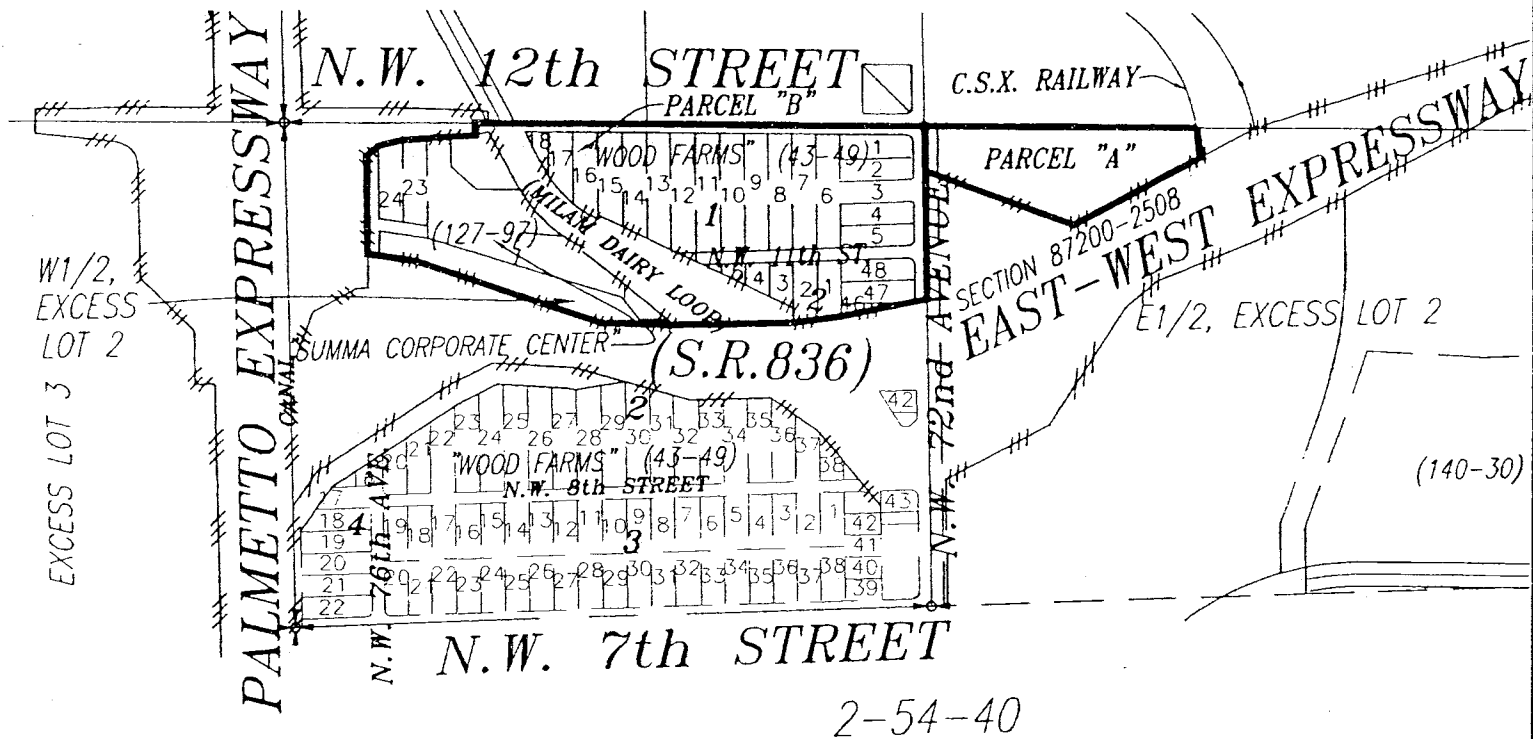
THIS IS NOT A "BOUNDARY SURVEY"

ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NORTH
SCALE 1" = 800'



**PORTIONS OF EXCESS LOT 2, BETWEEN
TOWNSHIPS 53 S AND 54 S IN RANGE 40 E**

LEGEND:

P.B. denotes Plat Book
P.C. denotes Page
P.O.C. denotes Point of Commencement

P.O.B. denotes Point of Beginning
R denotes Radius
D denotes Delta or Central Angle
A denotes Arc Distance

Sheet 13 of 14 Sheets

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DATE: 01-19-04

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THIS IS NOT A "BOUNDARY SURVEY"

ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)

SEC'Y-TREAS.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

(PARCEL "A")

THAT PORTION OF THE EAST 1/2 OF EXCESS LOT 2, BETWEEN TOWNSHIPS 53 AND 54 SOUTH, IN RANGE 40 EAST, BOUNDED ON THE SOUTH, BY THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 836 (EAST-WEST EXPRESSWAY) PER THAT CERTAIN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87200-2508 AND BOUNDED ON THE EAST, BY THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILWAY.

TOGETHER WITH:

(PARCEL "B")

THOSE PORTIONS OF BLOCKS 1 AND 2, "WOOD FARMS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 49, LYING NORTHERLY OF THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR SAID STATE ROAD 836 (EAST-WEST EXPRESSWAY) AND THE PLAT OF "SUMMA CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, AT PAGE 97, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

NOTES:

ORDERED BY: WEISS, SEROTA, HELFMAN, PASTORIZA, GUEDES, P.A.

Sheet 14 of 14 Sheets

File name: K:\355340\DORALCIT.dwg

Schwebke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)

50 CORPORATE WAY MIRAMAR, FLORIDA 33025

TEL. NO. (954) 435-7010 FAX NO. (954) 438-3288

ORDER NO. 188719-H

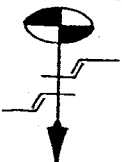
DATE: 01-19-04

PREPARED UNDER MY SUPERVISION

SEC'Y-TREAS.

THIS IS NOT A "BOUNDARY SURVEY"

ALFONSO C. TELLO, P.L.S. #2978 (STATE OF FLORIDA)



37

30

Certificate of County Supervisor of Registration

38

~~31~~



OFFICE OF THE SUPERVISOR OF ELECTIONS

SUITE 1910
111 N.W. 1ST STREET
MIAMI, FLORIDA 33128-1962
(305) 375-5553

Mailing Address:

P.O. Box 012241
Miami, Florida 33101-2241

Certification

(STATE OF FLORIDA)

(COUNTY OF MIAMI-DADE)

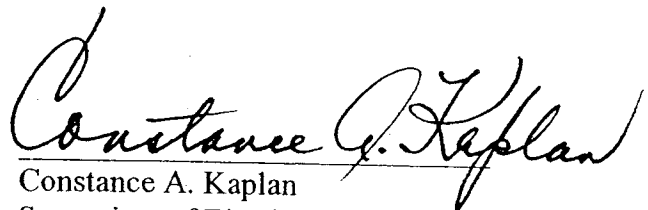
I, Constance A. Kaplan, Supervisor of Elections of Miami-Dade County, Florida, pursuant to Section 20-4 of the Miami-Dade County Code, do hereby certify that the proposed Doral annexation area has less than 250 voters.

WITNESS MY HAND AND

OFFICIAL SEAL, AT MIAMI,

MIAMI-DADE COUNTY, FLORIDA,

ON THIS 18th DAY OF DECEMBER 2003.


Constance A. Kaplan
Supervisor of Elections
Miami-Dade County

CAK: mu

Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Doral on both the north and east. The proposed annexation areas on the north were within the original area proposed for the City but were removed as a compromise. Annexing the approximately 6 square miles will also insure that the quality of life for residents, businesses and visitors will be maintained through proper planning and development.

In addition, the annexation of the areas east of the Palmetto Expressway will be compatible with Doral's already existing industrial zones. Again, through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

Finally, since the City of Doral has the same millage rate as the Annexation Area the property owners in that area **will not experience an increase in property taxes but will benefit for more localized government.**

Notification of Adjacent Municipalities

The following municipalities were sent letters requesting Resolutions in support of the City's request to annex the referenced lands.

- Miami Springs
- Virginia Gardens
- Medley

See Attachment "A"

Portions of Doral's Annexation Area are also the subject of annexation petitions from the Towns of Medley, Miami Springs and Virginia Gardens. These petitions are currently pending with Miami-Dade County.

On both March 29 and May 11, 2004, representatives of Doral, Medley, Miami Springs and Virginia Gardens met to try to resolve the boundary conflicts arising from the various annexation petitions.

Although great progress has been made, the four municipalities have not been able to reach a compromise acceptable to all. Further meeting are contemplated.

Land Use Plan and Zoning

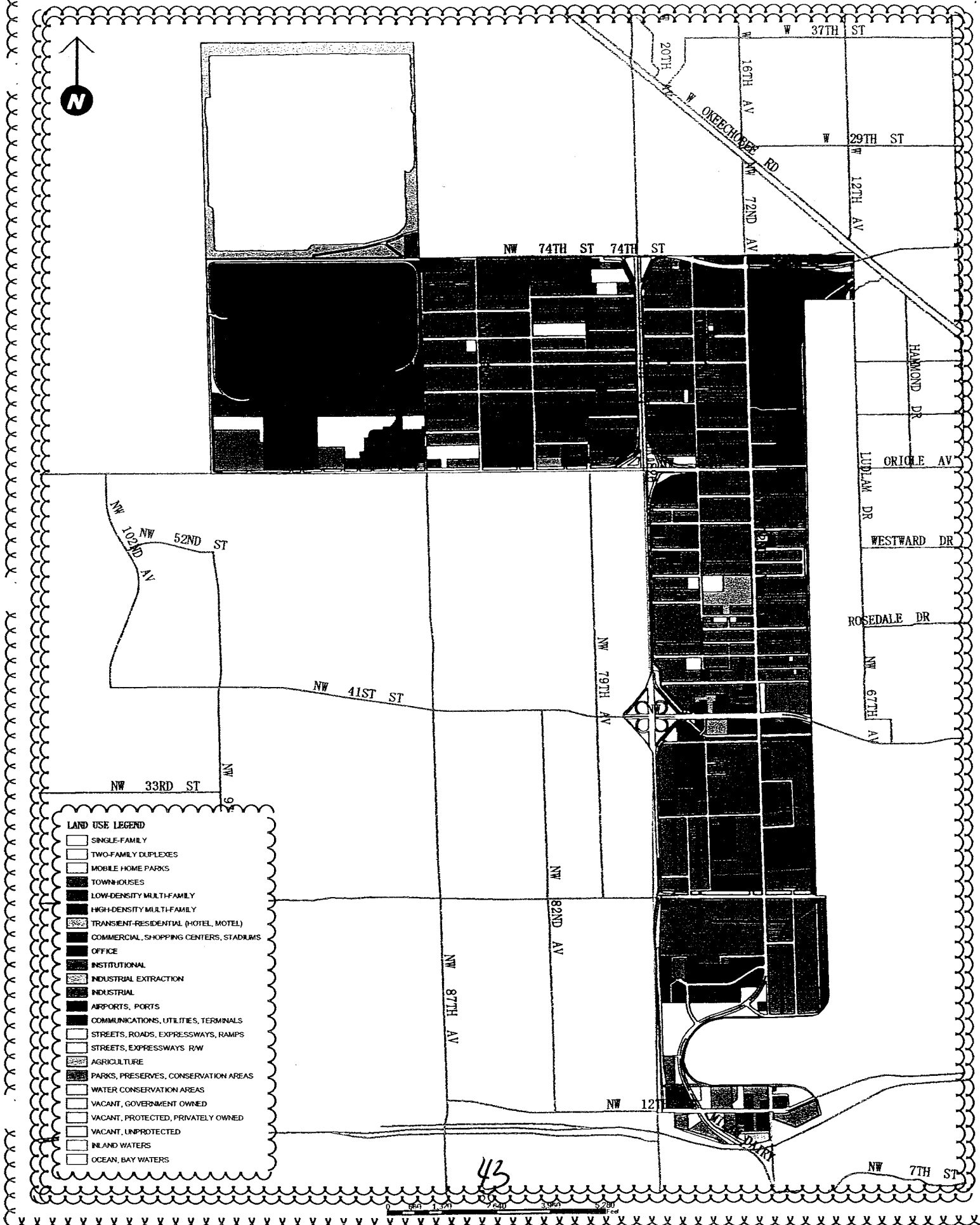
The land use and zoning consists mostly of general use, commercial, industrial and office as shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Maps.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Planning & Zoning the Annexation Area is 6.0 square miles (3,842 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses is on the following page.

Table 1.
Inventory of Land Uses

| Land Use | Number of Acres | Percent of Total |
|---|-----------------|------------------|
| Residential | .69 | 0.02 |
| Commerce & Office | 238.66 | 6.21 |
| Hotels and Motels | 10.67 | 0.28 |
| Industrial | 1330.46 | 34.62 |
| Institutional | 93.51 | 2.43 |
| Parks & Recreation Open Space | 3.85 | 0.01 |
| Transportation, Communications, Utilities | 1429.26 | 37.20 |
| Agriculture | 3.28 | 0.09 |
| Undeveloped | 141.80 | 3.69 |
| Inland Water | 590.23 | 15.36 |
| Coastal Water | 0.0 | 0.0 |
| TOTAL | 3842.41 | 100.00 |

PROPOSED DORAL ANNEXATION AREA



The City of Doral is in the initial stages of reviewing the Miami-Dade County Future Land Use and Zoning Designations for areas within the current municipal boundaries. As part of this, Visioning is taking place to determine the city's current and future needs with respect to these items. The City's vision for Comprehensive Planning and Zoning will be developed within the respective state mandated three and four year time frames.

44

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Future Land Use Designation by Section

Section 9 53 40 is designated Industrial and Office on the Miami-Dade County Future Land Use Plan Map.

Section 16 53 40 is designated Parks and Recreation (Landfill) and Institutional and Public Facility.

Section 15 53 40 is designated Industrial and Office.

Section 14 53 40 is designated as Restricted Industrial and Office and Terminal.

Section 23 53 40 is designated as Restricted Industrial and Office with portions along NW 36th Street Business and Office and Institutional and Public Facility (TGK Correctional Facility).

Section 26 53 40 has portions which are designated Business and Office, Industrial and Office, Restricted Industrial and Office and Terminal.

Section 35 53 40 is designated Industrial and Office and Terminal.

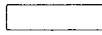
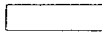
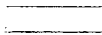




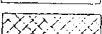
Government Lot 2 between 53 40 and 54 40 north of State Route 836 is designated Industrial and Office and Terminal.

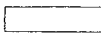
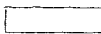




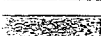
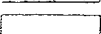

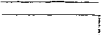
Please see Future Land Use Plan Map for more detailed Land Use designation locations.



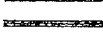



Also, for reference purposes, the relevant Land Use Designation descriptions are included and were obtained from the Miami-Dade County Comprehensive Development Master Plan (As amended through April 2001)

ADOPTED 2005 AND 2015 LAND USE PLAN * FOR MIAMI-DADE COUNTY, FLORIDA

RESIDENTIAL COMMUNITIES

| | | | |
|---|---------------------|--|-------------------------------|
|  | ESTATE DENSITY | 1 TO 2.5 | DWELLING UNITS PER GROSS ACRE |
|  | LOW DENSITY | 2.5 TO 6 | DWELLING UNITS PER GROSS ACRE |
|  | LOW-MEDIUM DENSITY | 5 TO 13 | DWELLING UNITS PER GROSS ACRE |
|  | MEDIUM DENSITY | 13 TO 25 | DWELLING UNITS PER GROSS ACRE |
|  | MEDIUM-HIGH DENSITY | 25 TO 60 | DWELLING UNITS PER GROSS ACRE |
|  | HIGH DENSITY | 50 TO 125 | DWELLING UNITS PER GROSS ACRE |
|  | (D I- 1) | One Density Increase With Urban Design | |
|  | (D I- 2) | Two Density Increase With Urban Design | |

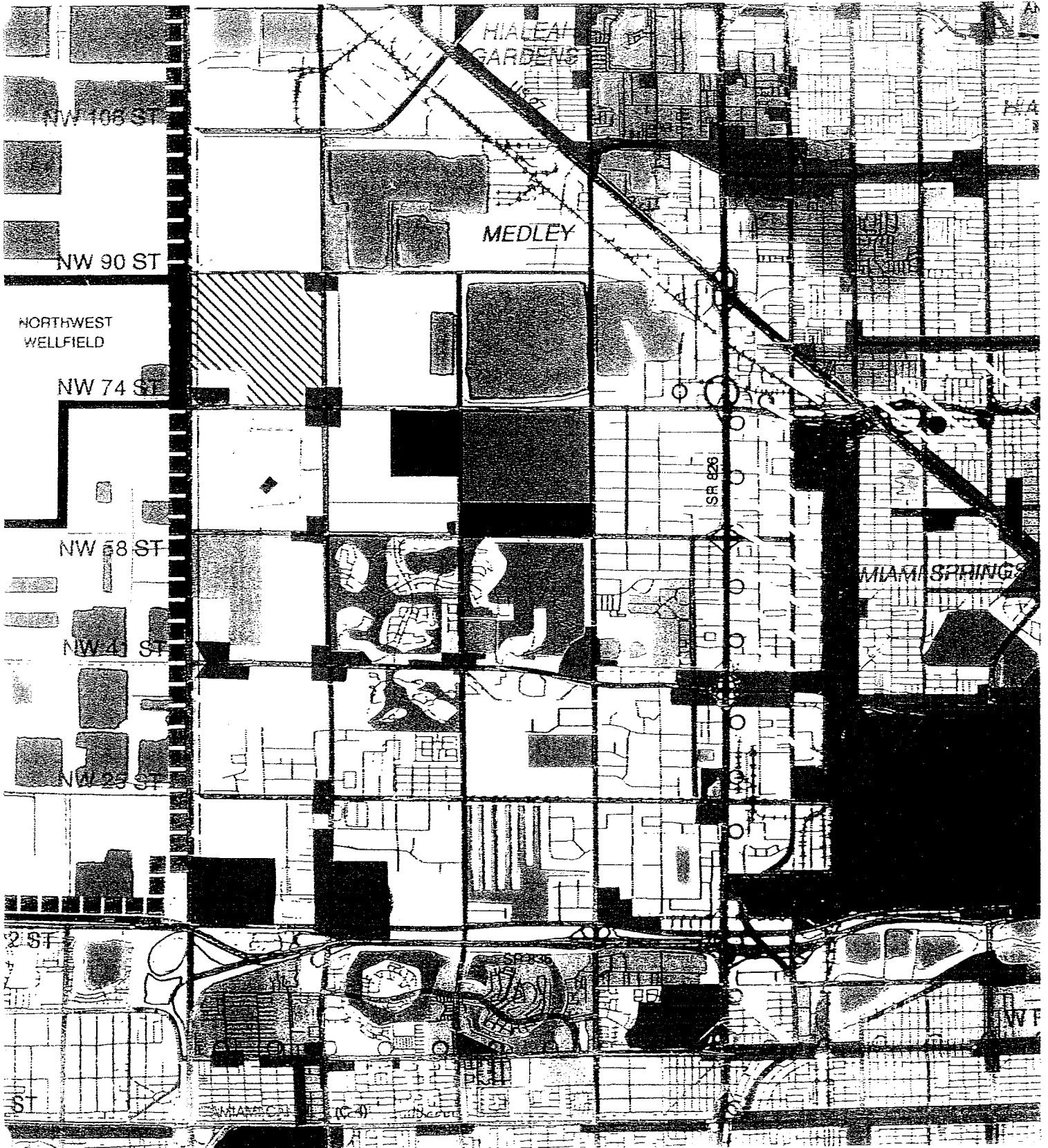
| | |
|---|-----------------------------------|
|  | INDUSTRIAL AND OFFICE |
|  | RESTRICTED INDUSTRIAL AND OFFICE |
|  | BUSINESS AND OFFICE |
|  | OFFICE / RESIDENTIAL |
|  | INSTITUTIONAL AND PUBLIC FACILITY |
|  | PARKS AND RECREATION |
|  | AGRICULTURE |
|  | OPEN LAND |
|  | ENVIRONMENTAL PROTECTION |
|  | ENVIRONMENTALLY PROTECTED PARKS |

| | |
|---|------------------------------------|
|  | TRANSPORTATION |
|  | TERMINALS |
|  | EXPRESSWAYS |
|  | MAJOR ROADWAYS (3 OR MORE LANES) |
|  | MINOR ROADWAYS (2 LANES) |
|  | EXISTING / FUTURE RAPID TRANSIT |



| | |
|---|--|
|  | URBAN DEVELOPMENT SUBJECT TO FARMLAND CONSERVATION STUDY OPPORTUNITY |
|---|--|

2005 URBAN DEVELOPMENT BOUNDARY



Future Land Use Plan Map Designations

Industrial and Office

Industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. Limited commercial uses to serve the firms and workers in the industrial and office area are encouraged, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

Residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety, and residential service planning, reasons. A minor exception may be granted for a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. TNDs may be permitted in Industrial and Office areas

where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of two or more sides. (Multiple sides created by an out parcel shall count as one side only.) TNDs located within Industrial and Office areas shall allocate to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built-up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshop Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built-up area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.

Restricted Industrial and Office

Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.

Business and Office

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated are on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs are transferred to Business-designated parcels which are zoned or to be used for residential development the SUR allowances of the Residential section may be used within the limits provided in this paragraph.

Parks and Recreation

The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large-scale development. The long-term use of such golf courses is typically limited by deed restriction. If the owners of privately owned land designated as Parks and Recreation choose to develop before the land can be acquired for public use, the land may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. This allowance does not apply to land designed Parks and Recreation that was set aside for park or open space use as a part of, or as a basis for approving the density of, a residential development.

Certain commercial activities that support the recreational uses and relate to the resources of the park, such as marine supply stores, fuel docks or tennis and golf clubhouses may be considered for approval in the Parks and Recreation category. Other commercial recreational, entertainment or cultural uses may also be considered for approval in the Parks and Recreation category if authorized in accordance with Article 6 of the Miami-Dade Charter, as amended, and if they are related to, and would increase the quality, utility or enjoyment of the site and its natural, historical, and archaeological resources and facilities.

Some of the land shown for Parks is also environmentally sensitive. These areas include tropical hardwood hammocks, high-quality Dade County pineland and viable mangrove forests. Some sites proposed for public acquisition under Florida's Conservation and Recreational Lands (CARL) program are identified in this category on the LUP map, although they may be as small as ten acres in size. Many of these areas are designated on the LUP map as "Environmentally Protected Parks"; however, some environmentally sensitive areas may be designated simply as Parks and Recreation due to graphic constraints. All portions of park land designated Environmentally Protected Parks or other parkland which is characterized by valuable environmental resources shall be

managed in a manner consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas.

Institutional and Public Facility

The Plan map illustrates, for information purposes, only the location of major institutional uses and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutional and Public Facilities chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP.

The Homestead Regional Airport (formerly Homestead Air Force Base) is also included in this category on the Land Use Plan map. All of the former Base is included in this category and the former residential and golf course areas of the Base are identified with the respective residential and recreational designations, as well as the institutional designation. The range of uses that may occur on the Base as it is redeveloped shall emphasize civilian and military aviation and related uses including airfield areas for aircraft operations and parking, passenger, cargo and general aviation terminals, hangars and other aircraft storage and maintenance activities, and supporting uses related to transportation activities including truck terminals, warehousing and other commercial and industrial uses, offices, parks and recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property. Any other non-transportation related uses must be authorized in the Record of Decision issued by the Secretary of the Air Force and shall be located in northern portions of the site.

Neighborhood- or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Major utility facilities should generally be guided away from residential areas, however. When considering such approvals, the County

shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Transportation

The LUP map includes a summarized portrayal of the major components of Dade County's existing and future transportation network. Included are roadways, rapid transit corridors, railways and major switching yards, and such major terminals as the County airports and the Miami-Dade Seaport. This information is included on the LUP map to provide orientation and locational references, and to relate future development patterns to the future transportation network. The Transportation and Capital Improvements Elements of the CDMP provide additional details about these facilities, including their intended sizes, functions, uses, and designs and, with the exception of local streets, schedules of improvements. As provided in the policies of the Transportation Element, transportation facilities such as terminals and transit stations shall contain the transportation uses and may contain other uses as provided in the applicable Transportation Subelement.

The Port of Miami and downtown Miami maritime park areas are also included in this category. Because the CDMP does not generally preempt municipal plans and because the City of Miami comprehensive plan allows a broad range of land uses and facilities in addition to transportation facilities, it is the intent of the CDMP that all actions of the County with regard to development in the downtown Miami maritime park area are deemed to be consistent with the CDMP if consistent with the adopted comprehensive plan of the City of Miami. Further, notwithstanding the City's comprehensive plan, it is the intention of the CDMP that Port developments on Dodge and Lummus Islands and on the mainland may include other uses including, but not limited to, commercial, recreational and cultural uses accessible to Port users, County visitors and residents.

The summarized roadway classification used on the LUP map distinguishes between Limited Access facilities, Major Roadways (3 or more lane arterials and collectors) and Minor Roadways (2 lane arterials and collectors). Also shown are existing and proposed Rapid Transit corridors. The term rapid transit, as used herein, includes any public heavy rail or light rail, or busses operating on exclusive bus lanes. The transportation network depicted is a year 2015 network that will develop incrementally as funding becomes available. In addition, rapid transit corridors may be provided with an interim type of service such as express bus service during much of the planning period while more permanent facilities are being planned, designed and constructed. The roadway and transit alignments shown in the CDMP are general indications of the facility location. Specific alignments may be modified through detailed transportation planning,

DRI review and approval processes, subdivision platting, highway design and engineering or other detailed planning or engineering processes. Moreover, most station locations along future rapid transit lines are not identified in the Plan; they will be selected as part of the detailed planning of transit facilities in the corridor.

Because of the critical relationships between transportation facilities and the land uses served and impacted by those facilities, land use and transportation planning decisions must be made in direct concert with one another. Accordingly, provisions for nonlocal roadways, public mass transportation facilities, rail lines, airports and the Miami-Dade Seaport facilities contained in the Transportation Element should not be amended without concurrent evaluation and, as applicable, amendment of the Land Use Plan map. In particular, extension or widening Major or Minor Roadways beyond 2 lanes outside the Urban Development Boundary (UDB) of the LUP map may occur only if indicated on the LUP map.

Zoning

The Annexation Area consists mostly of lands zoned Interim Use, Business and Industrial as shown on the Miami-Dade County Zoning Maps. The City of Doral is in the initial stages of reviewing the Miami-Dade County Zoning Districts for areas within the current municipal boundaries. The City's vision for Zoning will be developed within the state mandated time frames. All zoning remains in place until such time as changed by the municipal jurisdiction.

Section 9 53 40 is generally zoned GU – Interim District except for approximately 14 acres at the southeast corner which are zoned IU-3 – Industrial Unlimited. Additionally, two parcels totaling 30 acres are within the municipal boundaries of Medley. This Section's main feature is a lake.

Section 16 53 40 is zoned GU and is utilized as a landfill except for a 10 acre parcel owned by the South Florida Water Management District.

Section 15 53 40 is generally zoned IU-3 except for a 4 acre parcel at the southwest corner of the Section which is zoned BU-1A – Limited Business District (portion of which is a gas station). Additionally, approximately 60 acres along the northerly part of this Section is within the municipal boundaries of Medley.

Section 14 53 40 is zoned IU-1 – Industrial, Light Manufacturing, IU-3 and BU-3 – Liberal Business District (3 acres) in the area proposed for annexation. The eastern one-quarter of the Section (FEC Yards) is not a part of this application.

Section 23 53 40 is zoned as IU-2 – Industrial, Heavy Manufacturing District. Again, the eastern one-quarter of the Section (FEC Yards) is not a part of this application.

Section 26 53 40 is generally zoned IU-1 and IU-2 with approximately 30 acres being zoned BU-3. Again, the eastern one-quarter of the Section (FEC Yards) is not a part of this application.

Section 35 53 40 is zoned IU-1 and IU-2. The area under consideration follows the western boundaries of the FEC and loops around MIA along the railroad tracks.

The portion of Government Lot 2 between 53 40 and 54 40 north of State Route 836 is part of this application and is zoned IU-1 and IU-2.

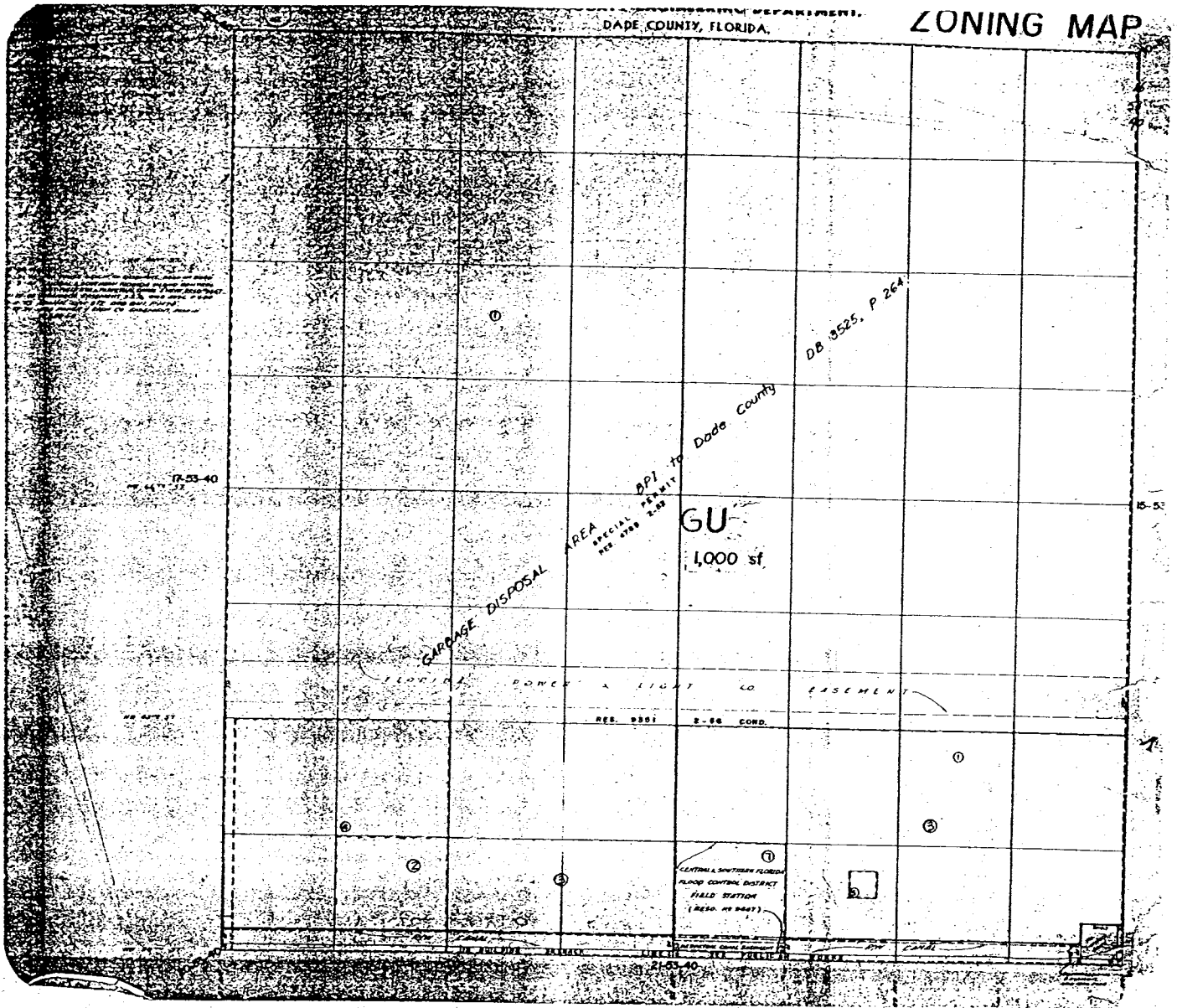
Please see the respective Section Maps for more detailed zoning district location information. Also, for reference purposes, the relevant Zoning District descriptions are included and were obtained from the Miami-Dade County Zoning Code.

COUNTY

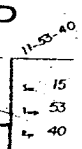


DADE COUNTY, FLORIDA

ZONING MAP



COUNTER



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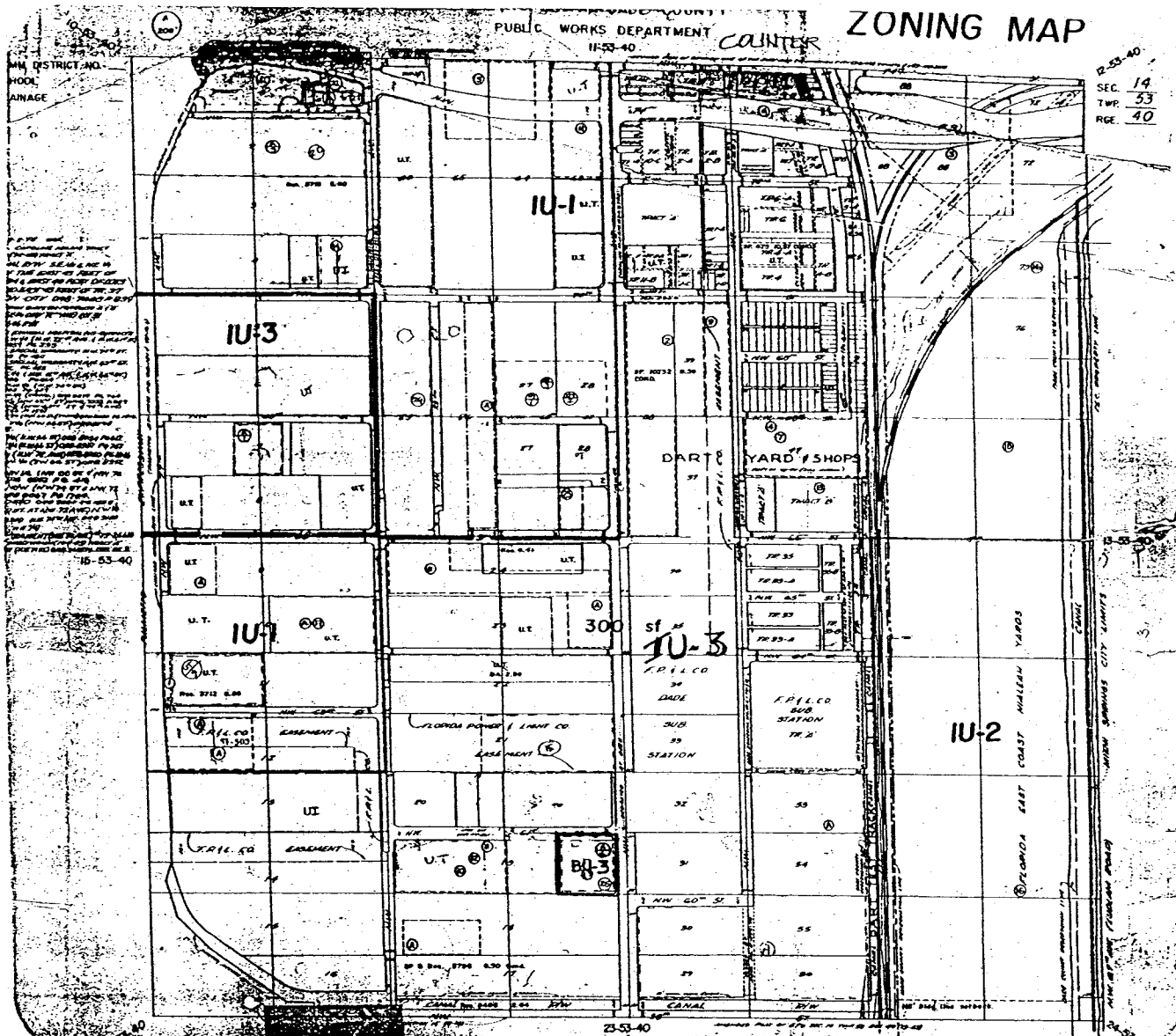
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PUBLIC WORKS DEPARTMENT
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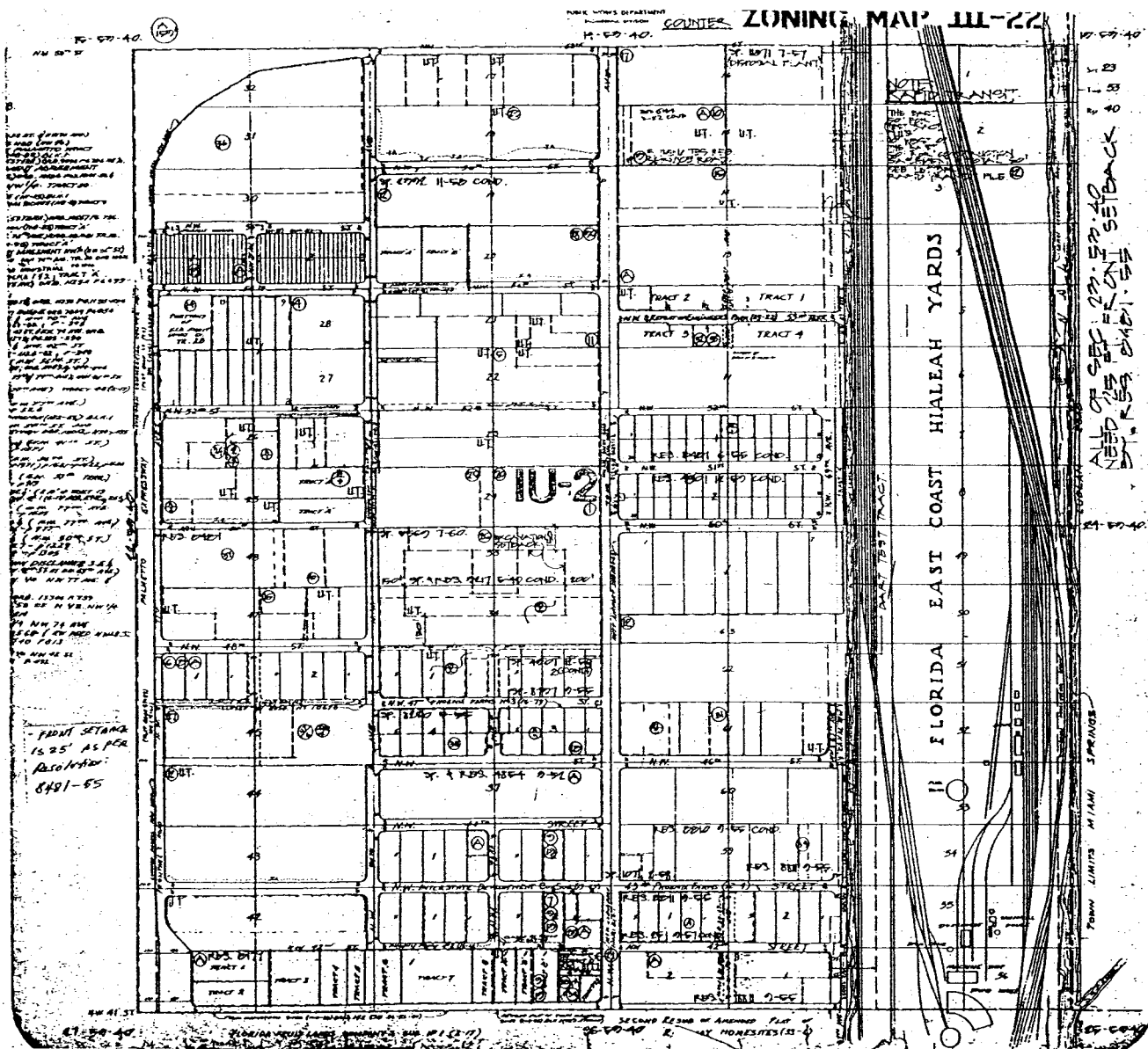
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ZONING MAP

12-53-40
SEC. 14
TWP. 33
RGE. 40

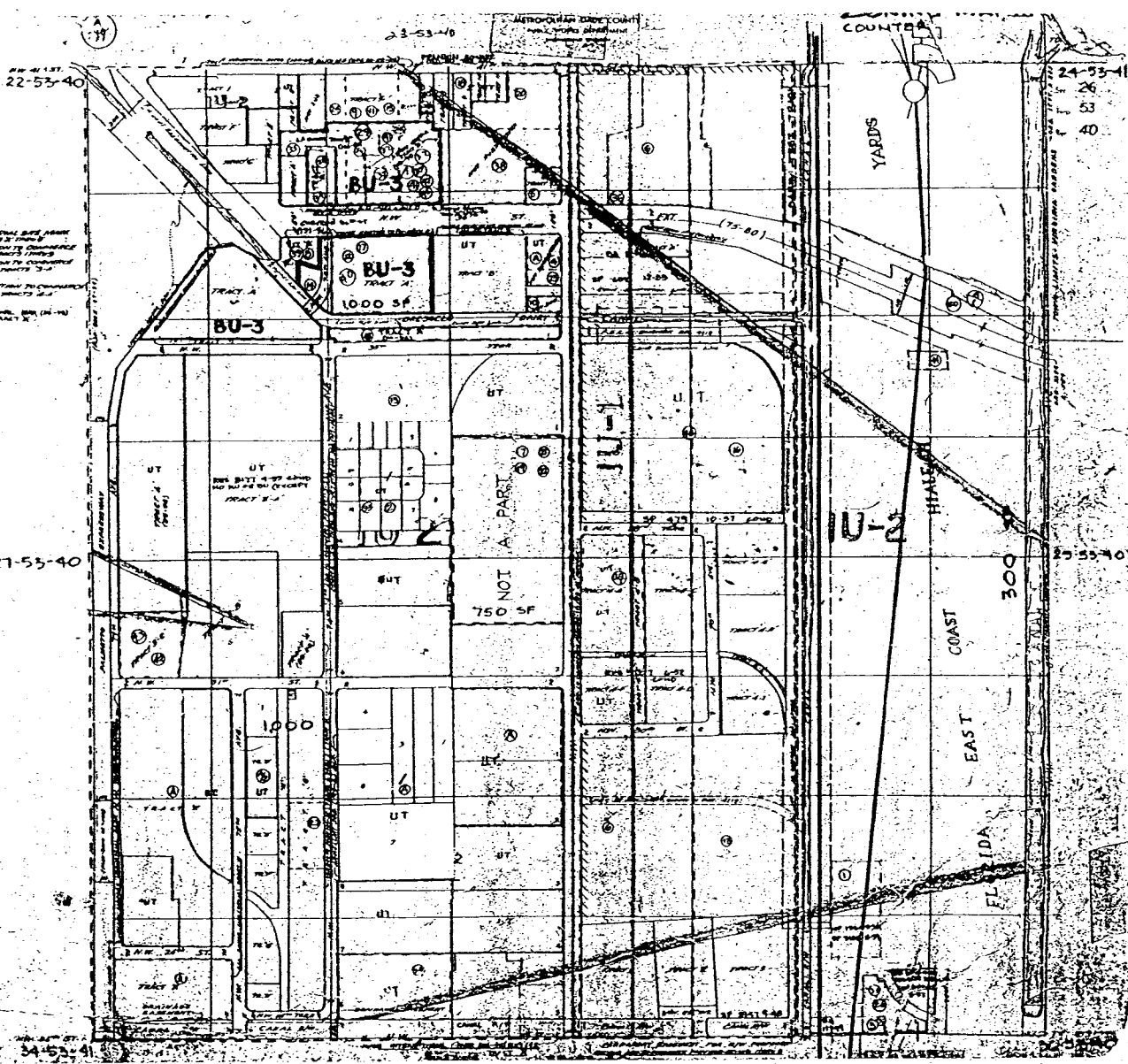


ZONING MAP, 11-22



ALLIED NEWS
ZED SEC = 22.52.40
OF SEC = 22.52.40
22.52.40 SETBACK
1. 23
1. 23
2. 40

60
~~53~~

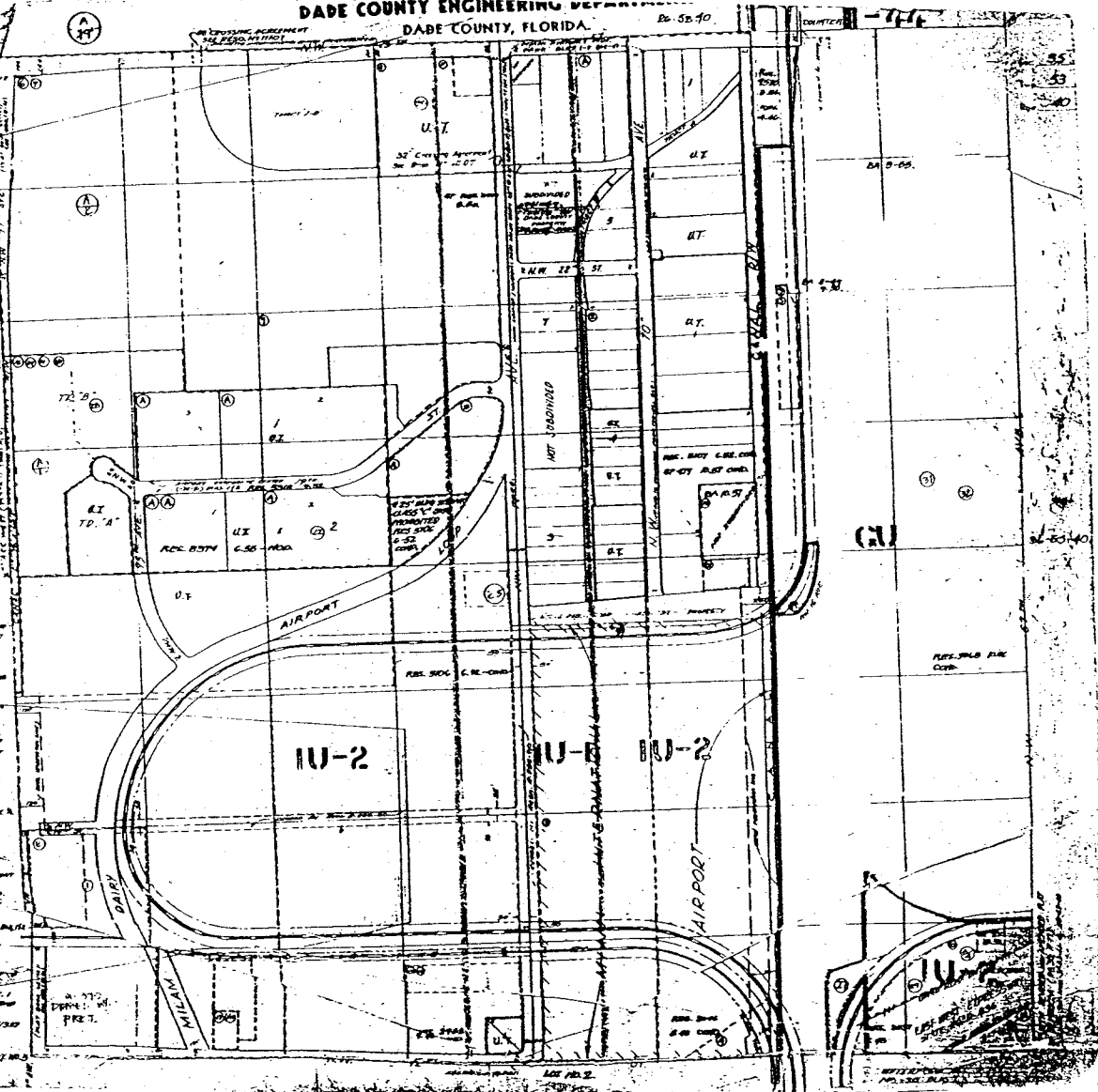


DADE COUNTY ENGINEERING DEPARTMENT
DADE COUNTY, FLORIDA.

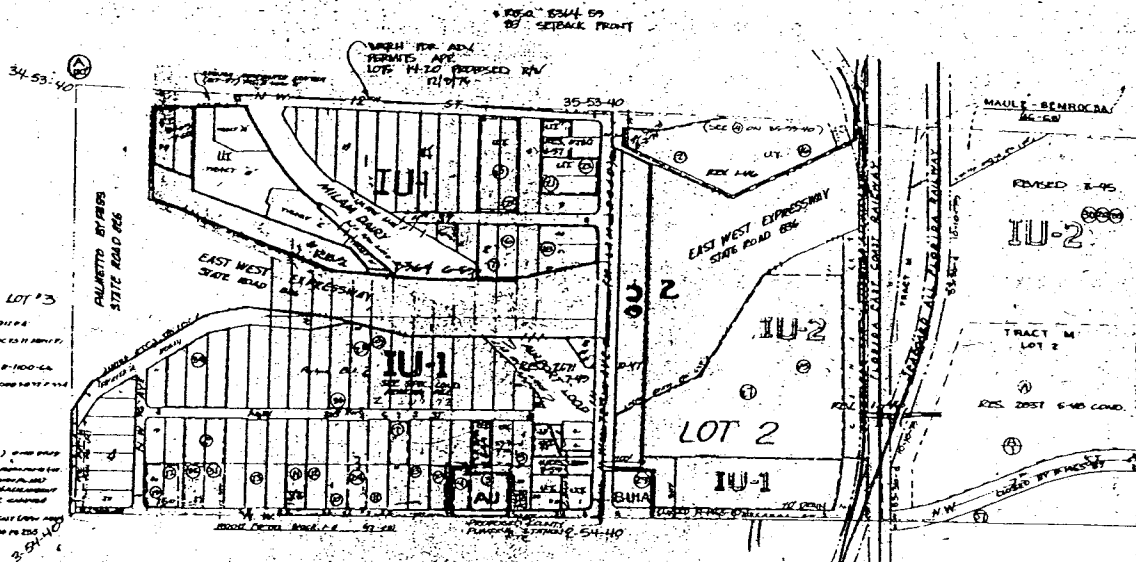
DA-58-40

545840

NOT TO SCALE
THIS PLAN IS FOR THE
RECONSTRUCTION OF THE
AIRPORT AND THE
ADJACENT LOTS. THE
PLAN SHOWS THE
EXISTING AND PROPOSED
ROADS, LOTS, AND
BUILDINGS. THE
PROPOSED CHANGES
ARE INDICATED BY
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SEC. 35-53-40



SEC. 2-54.40

Zoning Districts

Article XIII. GU, Interim District

Sec. 33-194. Boundary.

The boundary of GU Interim District shall be the entire unincorporated area of the County, excepting the area specifically covered by another district.

Sec. 33-195. Reserved.

Sec. 33-196. Standard for determining regulations to be applied.

If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting his evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied.

Article XXV. BU-1A, Limited Business District

Sec. 33-246. Purpose.

The purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.

Sec. 33-247. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one (1) or more of the following uses: All uses permitted in the BU-1 District, and such uses as automobile new parts and equipment sales, automobile service stations, banks, including drive-in teller service, dog and pet hospitals in air-conditioned buildings, dry cleaning establishments, furniture and grocery stores and home improvement centers.

Article XXVII. BU-3 Liberal Business District

Sec. 33-254. Purpose.

The purpose of the BU-3 Liberal Business District is to provide for large scale commercial activities.

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses: All uses permitted in the BU-1, BU-1A and BU-2 Districts except residential uses and other such uses as automobile and truck services and facilities including: open lot car and truck sales new and or used and repairs, bakeries, secondhand stores for the disposal of furniture, fixtures and tools, truck storage, upholstery and furniture repairs, wholesale salesroom and storage rooms and other similar uses as approved by the Director.

Article XXIX. IU-1, Industrial, Light Manufacturing District

Sec. 33-259. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in IU-1 District, excepting for one (1) or more of the following: residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned, adult entertainment (subject to restrictions), aircraft hangars and repair shops, aircraft assembling and manufacturing, animal hospitals within soundproof, air-conditioned buildings, auto painting, top and body work, automobile self-service gas stations only on major access roads, automobile and truck sales for new and/or used vehicles and repairs, bakeries--wholesale only with incidental retail uses, banks, bottling plants, breweries, cabinet shops, clubs(private), cold storage warehouses and precooling plants, concrete, clay or ceramic products, contractors' offices and yards, day nurseries and other schools, dry cleaning and dyeing plants, electric substation engine sales and service, fertilizer, fruit packing and fruit preserving, furniture manufacturing and refinishing, garages--storage mechanical, glass installations, grinding shops, hotel and motel use, lumberyards, machine shops, motion picture production studios, office buildings, parking lots--commercial and noncommercial, passenger and freight--stations and terminals--boats, trucks, buses, and railroads, police and fire stations, post offices.

Article XXX. IU-2 Industrial, Heavy Manufacturing District

Sec. 33-262. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter constructed, reconstructed or structurally altered, maintained or moved in any IU-2 District, which is designed, arranged or intended to be used for any purpose, unless otherwise provided herein, except for one (1) of the following uses: every use permitted in IU-1 District, except adult entertainment uses and private schools and nonpublic educational, asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers, rock and sand yards, cement and clay products, such as concrete blocks, pipe, etc., soap manufacturing - vegetable byproducts, only, railroad shops, sawmills, petroleum products storage tank and construction debris materials recovery transfer facility.

Article XXXI. IU-3, Industrial, Unlimited Manufacturing District

Sec. 33-264. Uses permitted.

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in an IU-3 District which is designed, arranged or intended to be used or occupied for any purpose, except for any one (1) or more of the uses listed in this section.

Every use permitted in the IU-1 and IU-2 Districts, except adult entertainment uses and private schools and nonpublic educational facilities, residential uses as a watchman's or caretaker's quarters used in connection with an existing industrial use located on the premises concerned but for no other residential use. The following are allowed to be manufactured in this District, subject to provisions: acids and derivatives, alcohol, ammonia, asphalt or asphalt products, brass and bronze foundries, cement, lime, gypsum or plaster of Paris, chlorine, coal tar product, distilleries (alcoholic), foundries, Insecticides, oil refinery, paint manufacture and refuse disposal.

List of Services to be Provided

a. Police

On February 25, 2004, an Interlocal Agreement was approved by the City between the City and Miami-Dade County Police Department (MDPD) for the provision of local and enhanced police services specifically dedicated to the protection of the residents and businesses located within the City. Beginning on April 5, 2005, MDPD started providing the local police services for a first year cost of \$7.059 million or as may be amended. The agreement allows for a police force, staff, support services and equipment necessary to render these services.

Upon completion of the annexation process and municipal boundary change the above referenced agreement for local police services will be modified to reflect these new conditions. Additional charges will be based on the estimated number of calls for assistance in the annexed area to calculate the required additional personnel. In 2003, there were over 11,000 calls for service in the Annexation Area.

b. Fire Protection

Fire Protection is provided by Miami-Dade County fire services for the City of Doral residents. Primary Fire Rescue service for the **proposed annexation area** will be provided by Fire Battalion 11 and Battalion 12, as referenced below. The following station territories lie within the proposed annexation area.

Battalion 11

| Station | Address | Unit |
|---------------------|------------------|-------------------------|
| Virginia Gardens 17 | 7050 NW 36 St | Aerial |
| Medley 46 | 10200 NW 116 Way | Technical Response Team |
| Miami Springs 35 | 201 Westward Dr | Rescue, Engine |
| Hialeah Gardens 28 | 10350 NW 87 Ave | Rescue |

Battalion 12

| Station | Address | Unit |
|------------------|-----------------|--------------|
| Doral 45 | 9710NW 58 St | Medic Engine |
| Fontainebleau 48 | 8825 NW 18 Terr | Rescue |

A Battalion, is defined as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The annexed areas will be served by Battalion 11, which is comprised of Virginia Gardens Station 17, Medley Station 46, Miami Springs Station 35, and Hialeah Gardens Station 28, and others. Battalion 12 will also serve the area. Battalion 12 is comprised of Doral Station 45, Fontainebleau Station 48, and other stations. Although these units primarily serve their own communities (Miami Springs, Medley, Miami Gardens) they come together in response to any major incident in the area. They also provide support services when primary response units are on other

service calls. To develop proficiency and unit coordination, the Battalion units regularly drill together.

Battalion 11 is also part of Miami Dade Fire Rescue's Special Operations Division. In addition to their normal firefighting, dive rescue and emergency medical activities, Stations 17, 28, 46, and 48 have some very special capabilities.

Station 46 serves as part of the urban search and rescue (USAR-1) and the Technical Rescue Team (TRT Units). Members of these units are trained in vehicle extraction, confined space rescue, trench rescue and elevated victim rescue. Station 17 is equipped with aerial apparatus units that are especially suited for taller buildings. Stations 28 and 48 comprise the core of the County's Hazardous Materials Response Team, Rescue and USAR-1 rescue support services.

Proposed Stations and Services In or Near Annexation Area

| | | |
|---------------------|--------------------------------|------|
| Doral North Station | Vicinity of NW 87 Ave & 103 St | 2006 |
| Dolphin Station | Vicinity of NW 112 Ave & 17 ST | 2006 |
| Station 48 | Medic Engine | 2005 |

Miami-Dade Fire Rescue Department provides fire and rescue service to the annexation area. There will be no change in this service if annexation occurs. There is no cost to the City of Doral for this service. All costs are directed to the property owners in the annexed area.

c. Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its water supply and distribution system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

d. Facilities for Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its collection and treatment system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

e. Garbage and Refuse Collection and Disposal

The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing the County's landfills.

68

67

f. Street Lighting

Florida Power and Light provides electricity and lighting to the Annexation Area and will continue to do so.

g. Street Construction and Maintenance

The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. The remaining municipal streets will be turned over to the City.

h. Park and Recreation Facilities and Services

The County will convey all parks within the current municipal boundaries to the City on October 1, 2004. Therefore, the City will be responsible for the operation, development and maintenance of facilities after that date. No public parks or other recreational facilities are currently located in the Annexation Area. Based on the current Land Use designation there is no foreseeable demand for parks.

i. Building Inspection

Miami-Dade County is currently responsible for all building inspections but the City will assume this function on or before October 1, 2004.

j. Zoning Administration

Miami-Dade County is currently responsible for accepting, processing and scheduling public hearings on zoning applications while the City is responsible for evaluating, analyzing and formulating recommendations. The City will assume all functions on or before October 1, 2004.

k. Local Planning Services

Miami-Dade County is currently responsible for all processing planning applications, including master plan amendments. Said amendments are heard and decided by the City Council. The City will assume this and other local planning services functions on or before October 1, 2004 but shall continue to acknowledge the Miami-Dade County Comprehensive Development Master Plan until the City prepares and adopts its own master plan.

l. Special Services Not Listed Above

Platting – Until October 1, 2004 the County shall provide administrative services on applications for plat approval and waivers of plat.

m. General Government

The City has a Mayor-Council-Manager form of government. The Mayor and four Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large for staggered four year terms (beginning in 2006) and may serve no more than two consecutive terms. The Council's powers include establishing public policy and law and directing the City Manager.

The City Manager serves as the Chief Administrative Officer of the City and is responsible to the Council for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is eight and will be expanded as the City takes on additional responsibilities. In fact, the City intends to increase its staffing to approximately 30 employees by October 1, 2004.

Timetable for Supplying Services

a. Police

Immediate/No Change. The City has signed the "Interlocal Agreement Between Miami-Dade County And City Of Doral For Local Police Services" dated February 25, 2004 and is bound by said Agreement for a minimum of three years with renewal options. The Agreement will be modified to include the Annexation Area. If, in the future, the City wishes to terminate the Agreement a one-year transition period is required.

b. Fire Protection

Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.

c. Water Supply and Distribution

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to supply potable water through its water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.

e. Garbage and Refuse Collection and Disposal

Immediate/No Change. The Annexation Area will continue to be part of the Solid Waste and Collection System.

f. Street Lighting

Immediate/No Change. Any new lighting will be paid for through Special Taxing Districts or funded by FPL through user fees.

g. Street Construction and Maintenance

Immediate/No change. The County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets.

h. Park and Recreation Facilities and Services

Immediate/No Change No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

i. Building Inspection

60 days or October 1, 2004 whichever occurs first.

j. Zoning Administration

60 days or October 1, 2004 whichever occurs first.

k. Local Planning Services
60 days or October 1, 2004 whichever occurs first.

l. Special Services Not Listed Above
None

m. General Government
Immediate. After the annexation process is completed, the City of Doral will be responsible for all general government services.

Financing of Services

a. Police

The City will fund this service through its General Fund via tax collections.

b. Fire Protection

Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.

c. Water Supply and Distribution

Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and commercial water usage charges will provide the revenues for the continued operation and maintenance of the water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage

Wastewater treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial sewer usage charges will provide the revenues for the continued operation and maintenance of the wastewater treatment and collection system.

e. Garbage and Refuse Collection and Disposal

The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing the County's landfills. Those services provided by the County are financed through tax collections.

f. Street Lighting

Street lighting is financed through FP&L or Special Taxing Districts created by new development.

g. Street Construction and Maintenance

The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the City's General Fund.

h. Park and Recreation Facilities and Services

The County will convey local parks within the municipal boundaries to the City on October 1, 2004. The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

i. Building Inspection

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning Services are financed through user fees.

l. Special Services Not Listed Above

NONE

m. General Government

General Government Services are provided and funded through tax collections.

Tax Load on Annexation Area

For purposes of this section, the latest Revenues and Expenses calculations by the Miami-Dade County Office of Strategic Business Management are being utilized due to the fact that the data provided is the most current.

Gross Revenue is based on the 2003 Taxable Property Rolls and other revenues. The Cost of Providing Services is based on actual costs since the City currently obtains the majority of its services via an Interlocal Agreement with Miami-Dade County. This being the case, **property owners within the proposed Annexation Area will not see an increase in millage rates for the provision of municipal services. Therefore, the net impact of annexation is zero.**

Property Tax Revenue is determined by the following formula:

$$\text{Revenue} = \text{Taxable Property} \times \text{Millage} \times .95/1000$$

| SECTION TOWNSHIP RANGE | 2003 TAXABLE PROPERTY ROLLS | PROPERTY TAX REVENUE | GROSS REVENUE | COST OF PROVIDING SERVICES | NET BUDGET GAIN/LOSS |
|------------------------------|--------------------------------------|----------------------------|--------------------|----------------------------------|----------------------------|
| 09-53-40 | \$4,452,814 | \$10,000 | \$13,000 | \$5,000 | \$8,000 |
| 16-53-40 | \$376,455 | \$1,000 | \$1,000 | \$108,000 | -\$107,000 |
| 15-53-40 | \$381,949,956 | \$888,000 | \$1,101,000 | \$930,000 | \$171,000 |
| 14-53-40 | \$172,080,342 | \$400,000 | \$496,000 | \$433,000 | \$63,000 |
| 23-53-40 | \$315,572,324 | \$734,000 | \$909,000 | \$971,000 | -\$62,000 |
| 26-53-40 | \$295,335,244 | \$687,000 | \$851,000 | \$801,000 | \$50,000 |
| 35-53-40 | \$236,869,601 | \$551,000 | \$682,000 | \$417,000 | \$265,000 |
| Govt. Lot 2 | \$35,938,901 | \$84,000 | \$105,000 | \$26,000 | \$79,000 |
| | | | | | |
| Totals | \$1,442,575,637 | \$3,355,000 | \$4,158,000 | \$3,691,000 | \$467,000 |

Police data has not been received for Govt. Lot 2.

The Cost of Providing Services for Govt. Lot 2 was determined by reviewing average costs per acre of other Sections in the Annexation Area and verifying costs per acre were within the acceptable parameters.


Certificate of Director of Planning & Zoning



MEMORANDUM

To: Kay Sullivan, Director
Clerk of the Board

Date: July 1, 2004

From: 
Diane O'Quinn Williams, Director
Department of Planning and Zoning

Subject: Certification of the City of
Doral's Proposed Annexation
of the Area Described in City
Resolution No. 04-16.

This memo will serve to certify that, in accordance with Sec. 20-9 (a) of the Code of Miami-Dade County, I have determined that:

- The proposed annexation area, described below, is less than 50 percent developed residential. Specifically and according to our 2003 land use records, approximately 0.02 percent of the proposed annexation area is in residential use.
- The proposed annexation area, which totals approximately 3,842.41 acres, is generally bounded by the Palmetto Expressway and NW 97 Avenue on the west, by NW 58 Street and the Dolphin Expressway on the south, by the FEC railroad line on the east, and by NW 74 and NW 90 Streets on the north.

DO'QW:MC:GL

cc: Peter Velar, Office of Strategic Business Management
Craig Collier, County Attorney's Office

Petition with Clerk of County Commission

Not required for an annexation application initiated by a municipal governing body.

Attachment "A"



Yocelyn Galiano Gomez

City Manager

July 12, 2004

Jim Borgmann
Miami Springs City Manager
201 Westward Drive
Miami, Springs, Florida 33166

RE: City of Doral Proposed Annexation of Six Square Miles


Dear Mr. Borgmann:

The City of Doral is in the process of submitting an annexation application to Miami-Dade County in order to annex approximately six square miles east and northeast of the City's existing municipal boundaries. The request is for all or part of the following sections of land: Sections 9, 16, 15, 14, 23, 26 and 35 all in Township 53 Range 40 and a portion of Government Lot 2 between Townships 53 and 54 in Range 40.

We respectfully request that your Council proffer a resolution in support of the City's application to annex the above referenced lands.

Your prompt response would be greatly appreciated. If you have any questions, please feel to contact me at (305) 593-6725.

Sincerely,


Yocelyn Galiano Gomez
City Manager

cc: Gilberto Pastoriza, Weiss Serota, P.A.
Bell David Planning Group

80



Yocelyn Galiano Gomez

City Manager

July 12, 2004

The Honorable Mayor Spencer Deno
Village of Virginia Gardens
6498 NW 38th Terrace
Virginia Gardens, Florida 33122

RE: City of Doral Proposed Annexation of Six Square Miles


Dear Mayor Deno:

The City of Doral is in the process of submitting an annexation application to Miami-Dade County in order to annex approximately six square miles east and northeast of the City's existing municipal boundaries. The request is for all or part of the following sections of land: Sections 9, 16, 15, 14, 23, 26 and 35 all in Township 53 Range 40 and a portion of Government Lot 2 between Townships 53 and 54 in Range 40.

We respectfully request that your Council proffer a resolution in support of the City's application to annex the above referenced lands.

Your prompt response would be greatly appreciated. If you have any questions, please feel to contact me at (305) 593-6725.

Sincerely,


Yocelyn Galiano Gomez
City Manager

cc: Gilberto Pastoriza, Weiss Serota, P.A.
Bell David Planning Group

81



Yocelyn Galiano Gomez

City Manager

July 12, 2004

The Honorable Mayor Jack Morrow
Town of Medley
7331 NW 74th Street
Medley, Florida 33166

RE: City of Doral Proposed Annexation of Six Square Miles

Dear Mayor Morrow:

The City of Doral is in the process of submitting an annexation application to Miami-Dade County in order to annex approximately six square miles east and northeast of the City's existing municipal boundaries. The request is for all or part of the following sections of land: Sections 9, 16, 15, 14, 23, 26 and 35 all in Township 53 Range 40 and a portion of Government Lot 2 between Townships 53 and 54 in Range 40.

We respectfully request that your Council proffer a resolution in support of the City's application to annex the above referenced lands.

Your prompt response would be greatly appreciated. If you have any questions, please feel to contact me at (305) 593-6725.

Sincerely,

Yocelyn Galiano Gomez
City Manager

cc: Gilberto Pastoriza, Weiss Serota, P.A.
Bell David Planning Group

82